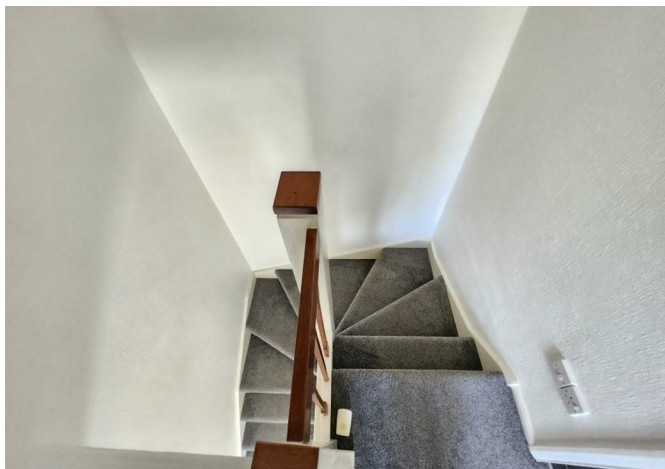




43 Treelands, North Holmwood, Dorking, Surrey, RH5 4TE

Price Guide £279,950



- IDEAL FIRST HOME
- ONE DOUBLE BEDROOM
- FIRST FLOOR BATHROOM
- LAWN GARDEN TO SIDE
- NO ONWARD CHAIN
- SEMI DETACHED HOUSE
- SEPARATE KITCHEN
- GAS FIRED CENTRAL HEATING
- RESIDENTS PARKING SPACE
- POPULAR NORTH HOLMWOOD LOCATION

Description

Nestled in the desirable village of North Holmwood this charming one-bedroom semi detached house presents an excellent opportunity for first-time buyers and investor buyers alike. The property is well presented and occupies a pleasant position within a sought-after residential cul-de-sac.

Upon entering, you are welcomed by an entrance porch that leads to a formal living room, perfect for relaxation and entertaining. The oriel window overlooks the side garden, allowing for a seamless connection between indoor and outdoor living. This advantage of the home is how well the open-plan room flows into the kitchen. This space is ideal for friends gatherings and casual dining.

The first floor comprises a well-proportioned double bedroom, with a built in wardrobe and a spacious white bathroom suite which completes this level, ensuring modern convenience for everyday living.

Additional benefits of this property off road residents parking, offering practical solutions for your vehicle. The generous side garden, mainly laid to lawn, provides some outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air.

This home is being sold with no onward chain, making it an attractive option for those looking to move swiftly.

Situation

This home is situated within a popular and well established residential development.

North Holmwood village centre has a local general store, which includes a post office counter, the Church of St. Johns, the village green with a pond, doctors' surgery and village hall.

Dorking town centre is within approximately 2 miles and offers a well-regarded selection of local and national shops, restaurants and pubs. Dorking Halls on High Street offers cultural entertainment including a theatre and a cinema and the adjoining sports centre.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

Dorking and North Holmwood offers a highly regarded selection of primary schools with St. Pauls, St. Johns and Powell Corderoy, Dorking's oldest school and secondary education with the Ashcombe and the Priory C of E.

The immediate area offers some of the county's finest walking, riding and cycling countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill and Holmwood Common all close by.

Tenure

Freehold

EPC

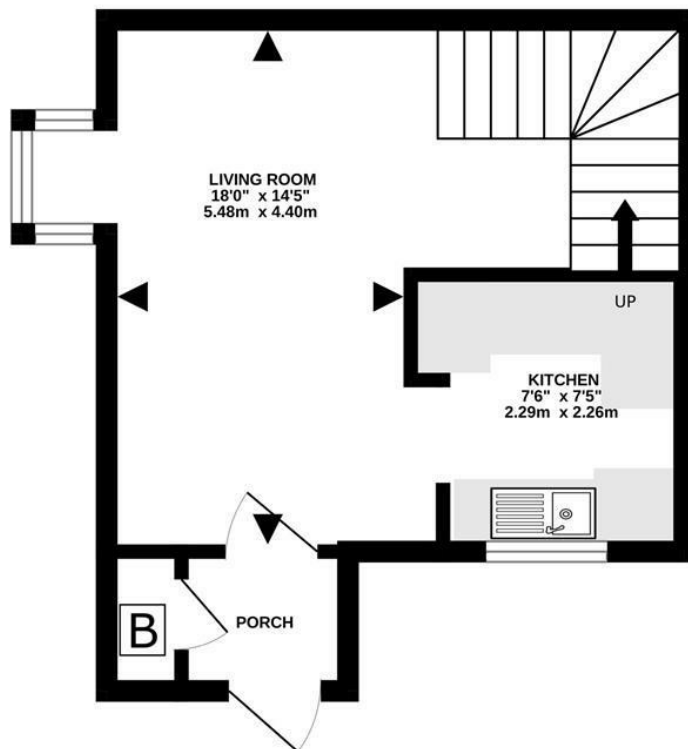
C

Council Tax Band

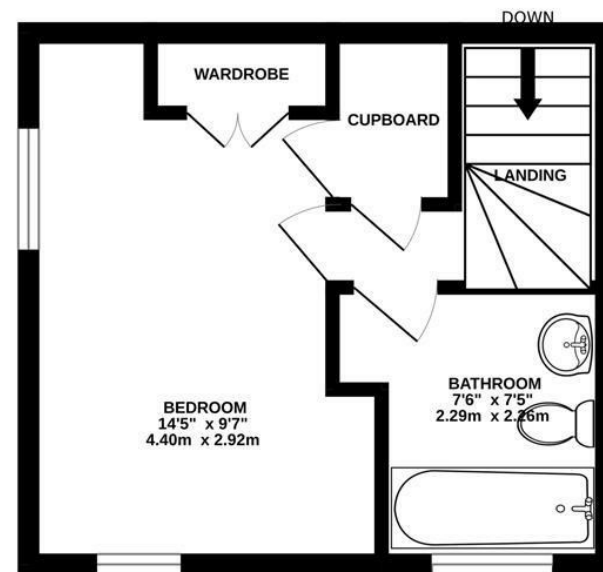
C



GROUND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



1ST FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

