

1 Leith View, North Holmwood, Dorking, RH5 4TG

Price Guide £429,950









- THREE BEDROOMS
- NO ONWARD CHAIN
- CUL DE SAC
- ENCLOSED REAR GARDEN
- OPEN PLAN
- SEMI DETACHED HOME
- GARAGE + DRIVEWAY
- WELL PRESENTED
- GAS CENTRAL HEATING
- REDECORATED

Description

Situated in the village of North Holmwood, this attractive and well-presented three-bedroom semi-detached home offers an excellent opportunity for families and first-time buyers alike. Occupying a pleasant position within a popular residential cul-de-sac, the property combines comfortable living accommodation with practical features and a lovely garden.

Upon entering, a welcoming entrance hall provides access to the principal reception rooms. The living room offers an inviting setting in which to relax and unwind, while the open-plan kitchen/dining room forms the heart of the home. Enjoying views over the rear garden, this versatile space is perfectly suited to both everyday family life and entertaining, with a natural flow between indoor and outdoor living.

To the first floor, there are three bedrooms, each enjoying its own aspect, together with a neatly presented family bathroom.

Externally, the property benefits from a garage (with power) and private driveway, providing valuable off-road parking and additional storage. The rear garden is predominantly laid to lawn, offering an ideal space for outdoor entertaining, gardening or simply enjoying the warmer months.

Offered to the market with no onward chain, this appealing home presents a wonderful opportunity to secure a property in this sought-after village location.

Situation

This semi-detached house is situated within a cul-de-sac on 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 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.

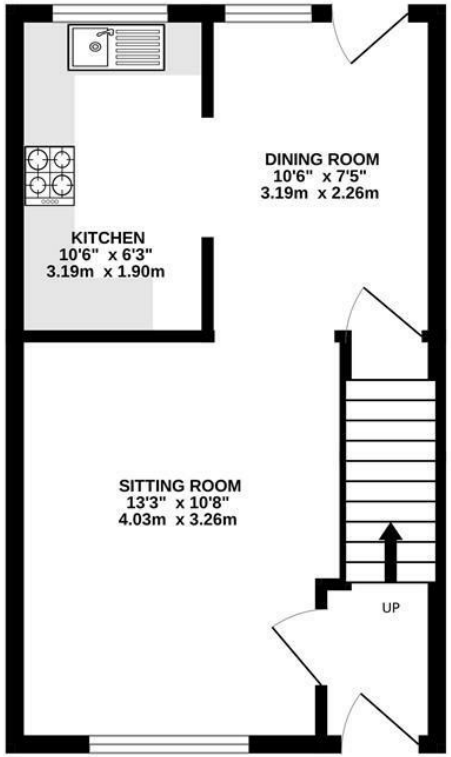
Tenure	Freehold
EPC	C
Council Tax Band	D



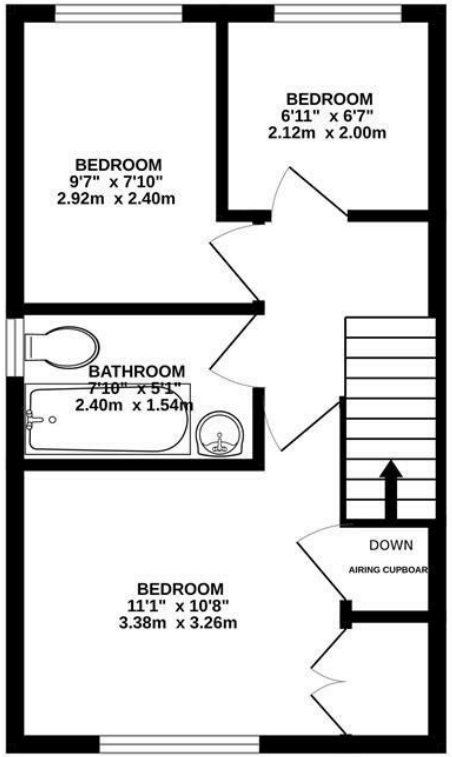




GROUND FLOOR



1ST FLOOR



1 LEITH VIEW

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.
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