

Walford Road, North Holmwood

Guide Price £525,000

Property Features

- DETACHED FAMILY HOME
- TWO MODERN BATHROOMS
- FOUR DOUBLE BEDROOMS
- FEATURED WOOD BURNER
- BI-FOLD DOORS ON PATIO
- LANDSCAPED SOUTH FACING GARDEN
- CLOSE TO MAINLINE TRAIN STATION
- RECENTLY FITTED GAS CENTRAL HEATING
- EXCEPTIONAL REAR GARDEN
- LARGE SHED WITH POWER



Full Description

****NO ONWARD CHAIN**** An exciting opportunity to purchase a four double bedroom detached chalet style family home offering 1,413 sq ft of well-presented and very flexible accommodation with a wonderful, landscaped south facing garden.

The current owners have recently updated and extended this lovely family home throughout to now offer bright, versatile accommodation which flows beautifully - ideal for modern day family living, including two renovated stylish bathrooms. As soon as you step through the front door you are instantly met by the warm, welcoming feel this wonderful property offers. Starting in the entrance hall with stairs to the 1st floor and leading to two front aspect double bedrooms, one of which the current owners have used as an office space and a children's playroom in the past. Both bedrooms can use the contemporary downstairs bathroom. The real centrepiece to this wonderful home which is the stunning dual aspect kitchen/living/dining room featuring a wood burner and bi-folding doors onto the garden. This open plan dining room also shares the kitchen which has been fitted with an array of units, extensive worktops and space for any additional appliances.

Stairs rise to the first floor landing providing access to the Master bedroom, a further double bedroom with built in storage and recently fitted family bathroom.

Other benefits to this wonderful property are the new gas fired central heating (fitted in 2016) and solar panels.

Outside

At the front steps leading up to the front door, on either side are pretty flower beds.

The south facing landscaped rear garden is yet another marvellous benefit to this property, offering an extensive area of lawn as well as a full width section of patio, providing the ideal space for al fresco dining or simply enjoying on a warm summer's day. The whole garden is fully fenced and backs onto a copse that creates a wonderful feeling of privacy, further benefitting from a large shed towards the top of the garden with power.

PLEASE NOTE THE PHOTOS WERE TAKEN 2021 BEFORE THE CURRENT TENANT MOVED IN.

Location

North Holmwood offers a local shop, village green with pond overlooked by St John's Church. Dorking town centre is under two miles to the north and offers comprehensive shopping and recreational facilities, as well as a mainline train station (London Victoria and London Waterloo in 54 minutes). There are good road connections to London and the south coast, whilst the M25 motorway (Junction 9) is within 10 miles, giving access to Heathrow Airport. Gatwick Airport lies approximately 10 miles to the south.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

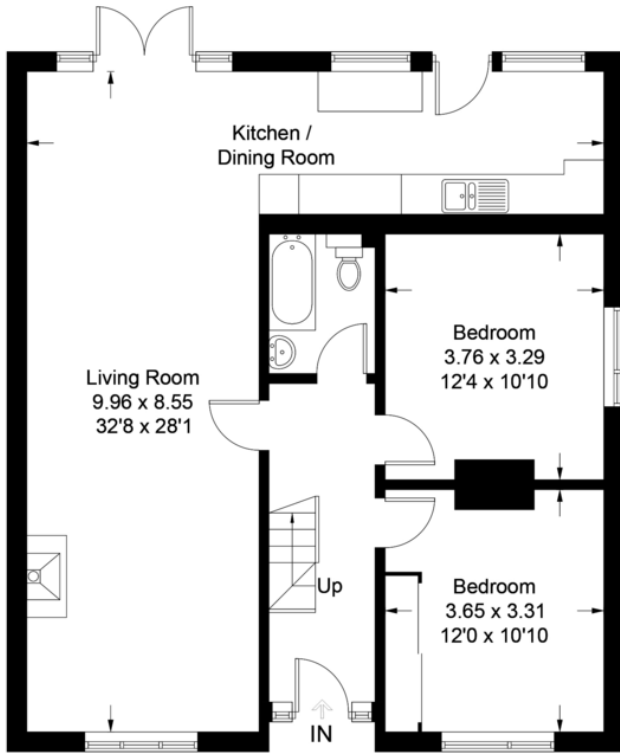
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.



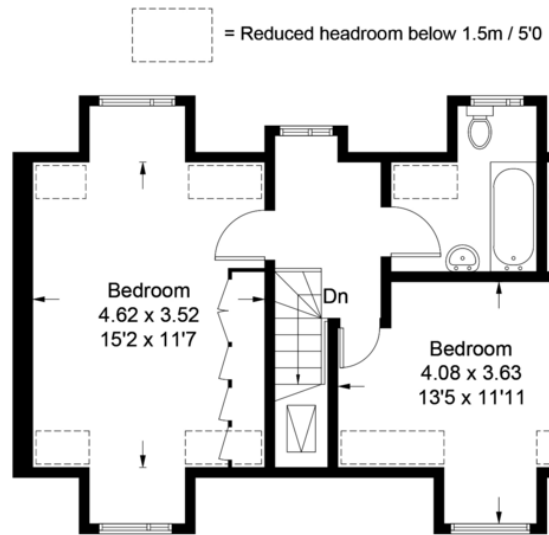


Walford Road, RH5

Approximate Gross Internal Area = 131.3 sq m / 1413 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 755990)

COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

27 South Street, Dorking, Surrey, RH4 2JZ

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements