

## Holmesdale Road, North Holmwood

Offers In Excess Of £425,000

- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/KITCHEN SPACE
- END OF TERRACE
- OFF ROAD PARKING
- UNDERFLOOR HEATING THROUGHOUT
- ENCLOSED REAR GARDEN
- MODERN LIVING
- MASTER BEDROOM WITH PATIO DOORS

- EPC Rating '86'
- AUTOMATIC SKYLIGHTS
  - NO ONWARD CHAIN



This unique two bedroom home, offering adaptable accommodation arranged over two floors, has recently been built to an exacting standard by the owner and benefits from a wonderful blend of modern style and character charm, located in a popular North Holmwood street. This property is offered to the market with no onward chain.

The front door leads into an entrance hall, with cleverly built under-stair storage and provides access to the ground floor accommodation. The front aspect double bedroom is currently used as a home office and features a large window allowing in plenty of light. The master bedroom is an impressive 10'5 x 9'10 sq ft with an array of built-in wardrobes and French doors that give direct access to the enclosed rear garden. Completing the ground floor accommodation is the modern family bathroom, featuring an Oasis freestanding bathtub and walk in shower.

Stairs rise to the main reception space which is a wonderful open-plan, vaulted living/dining/kitchen area. The kitchen has been fitted with a modern array of base and eye level cabinetry, featuring built-in Miele appliances, and offering plenty of worktop space via an island unit, which has room for additional appliances. Electric skylights make the whole floor a well-lit, bright space offering plenty of natural sunlight. A further mezzanine level can be accessed via a hatch with pull down ladder, offering a versatile space which is perfect for additional storage. It is also worth mentioning that the property is underfloor heated throughout.

#### Outside

A path leads to the front door and there is a paved driveway, providing off-road parking for one vehicle. Parking for a further vehicle is available on the slip way in front of the house. To the rear, there is a pretty, low maintenance garden with a range of flowers and shrubs, all fence enclosed.

Key features of this property include

- Built in water filter
- Hive smart controls for the underfloor heating
- The house is fitted with LED downlighters with dimmers convertible to smart lighting
- USB ports on the electrical outlets and integrated TV connections
- The house is wired for internal speakers would anyone want to connect and a power point on the driveway ready for an electric car charging point
- The remote control Velux windows are rainsensored
- The house has a warranty until 2029 from Protek

#### Location

North Holmwood offers a local shop, village green with pond overlooked by St Johns Church. Dorking town centre is under two miles to the north, which offers comprehensive shopping and recreational facilities, as well as a mainline station (Victoria and Waterloo 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 lies approximately 10 miles to the south.

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

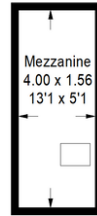
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings

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

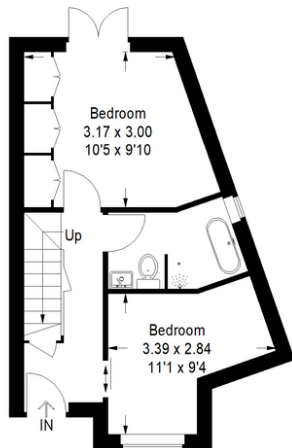


## Holmesdale Road, RH5

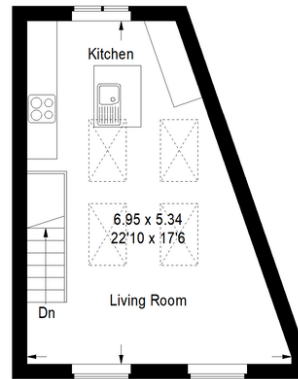
Approximate Gross Internal Area = 59.4 sq m / 639 sq ft  
 Mezzanine = 6.2 sq m / 67 sq ft  
 Total = 65.6 sq m / 706 sq ft



Mezzanine



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. (ID893288)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

27 South Street, Dorking,  
 Surrey, RH4 2JZ

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