

MAPP & WESTON

Refreshingly independent...

£310,000

5 Lake View, North Holmwood, Dorking, Surrey, RH5

4TH



1

Bedroom



1

Bathroom

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MAPP & WESTON

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£310,000

Lake View North Holmwood



- ONE-BEDROOM
- VIEW OVER LAKE & WOODS
- GARAGE
- CORNER PLOT FRONT GARDEN
- MODERN KITCHEN
- CONTEMPORARY BATHROOM
- SPACIOUS & HIGHLY SOUGHT DESIGN
- GAS CENTRAL HEATING

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Lake View North Holmwood



A one-bedroom house with an attractive outlook situated at North Holmwood Village just south of Dorking. This freehold house would be ideal for Buy-to-Let or first-time buyers.

LIVING ROOM: 14 x 11'3 Max: Double aspect and enjoying an attractive outlook over the front. Radiator, TV point.

KITCHEN: 7'8 x 7'7 Max: Outlook to the front. Fitted range of modern units comprising: Single-drainer, stainless-steel sink inset into worktop with drawers and storage cupboards below. Four-ring electric ceramic hob and electric oven below. space and plumbing for washing machine, space for fridge.

TURNED STAIRS TO FIRST FLOOR LANDING:

BEDROOM: 14'1 x 8'2 Double-aspect and enjoying an attractive outlook to the front with a lake and trees beyond. Fitted wardrobe.

BATHROOM: 7'2 x 7 Modern suite comprising: Panel enclosed bath, mixer-taps and overhead shower, tiled surround and display recess. Wash basin on vanity unit, low flush WC. Shaver-lite. Window providing natural lighting.

LARGE CORNER PLOT FRONT GARDEN: Laid to lawn with well-kept flower beds adjoining the property.

GARAGE: Located around the rear of the house being the left hand of the pair. Up and over door. Electric power and lighting.

The garage is under a 999-year lease and Peppercorn Ground Rent which is a normal arrangement where the first floor above is not part of the property.

COUNCIL TAX: Band C

EPC BAND: C



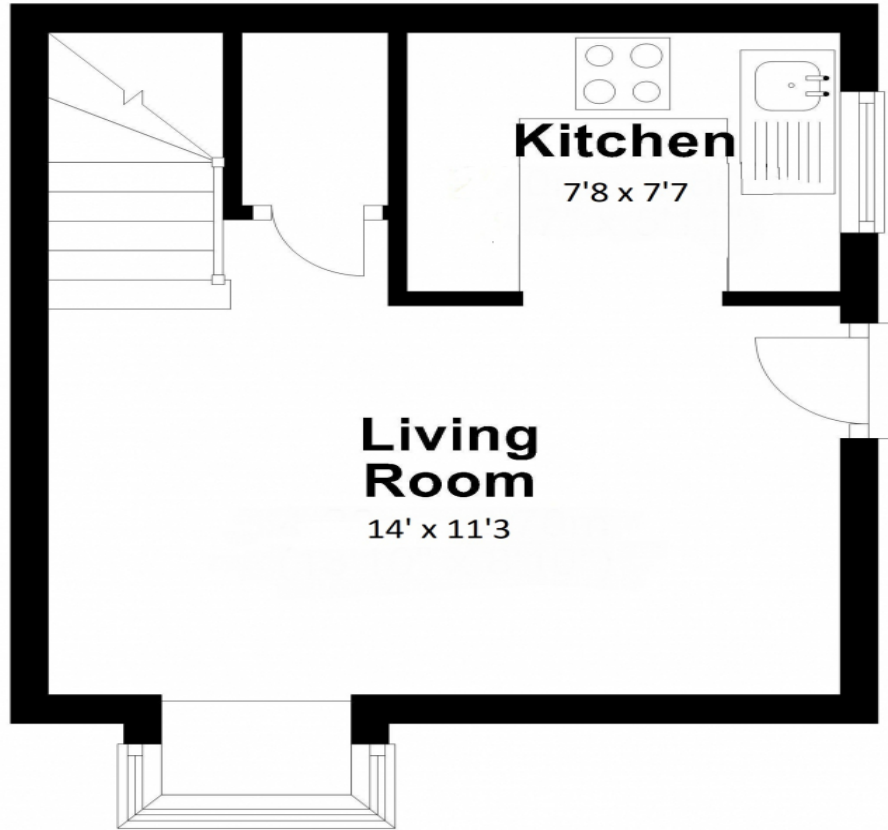
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 5 Lake view, North Holmwood, Dorking, Surrey, RH5 4Tf



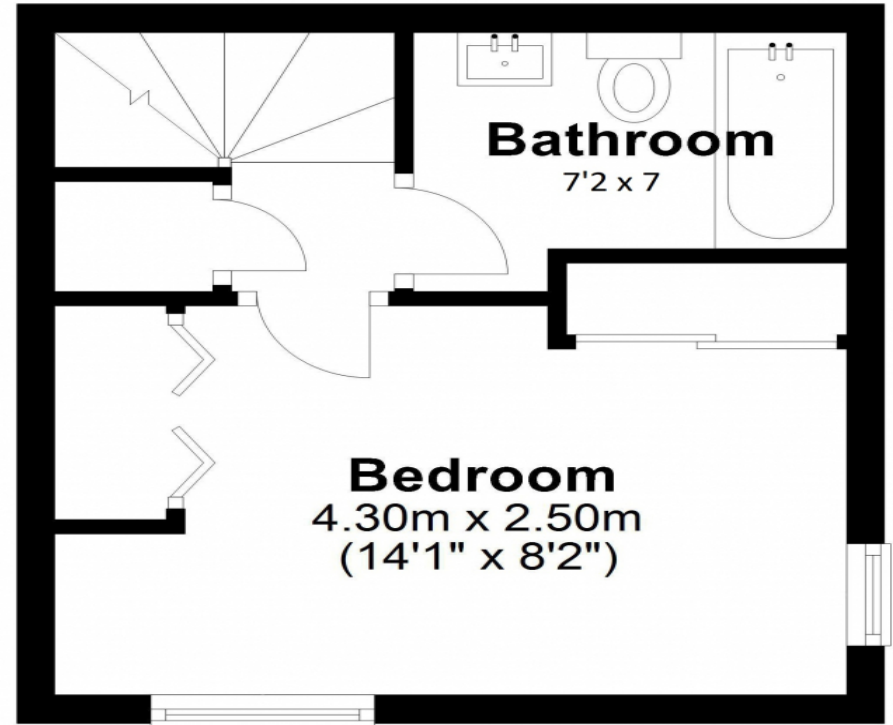
Ground Floor

Approx. 20.1 sq. metres (215.9 sq. feet)



First Floor

Approx. 19.4 sq. metres (208.3 sq. feet)



Total area: approx. 39.4 sq. metres (424.2 sq. feet)

For illustration purposes only - not to scale

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