



## Treelands, North Holmwood

Guide Price £275,000

EPC Rating '55'

- ONE BEDROOM HOME
- ALLOCATED PARKING
- BRAND NEW BOILER & GAS CENTRAL HEATING SYSTEM
- FAMILY BATHROOM
- OPEN PLAN LIVING/DINING ROOM
- KITCHEN
- AREA OF OUTSIDE SPACE
- NO ONWARD CHAIN
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP
- WITHIN A SHORT WALK TO THE LOCAL AMENITIES





**\*NO ONWARD CHAIN\*** A delightful one double bedroom house offering bright, spacious accommodation with off street parking and benefitting from no onward chain. Situated within the heart of the sought-after village of North Holmwood, offering a peaceful setting within a short distance from local amenities, transport links and the town of Dorking. The property benefits from a brand new boiler and gas central heating system.

As you enter the home, you are welcomed into a cosy and intimate living area, with ample natural light. While it's clear to see the property has been a much loved home, the decor is a little dated and would benefit from some modernising. The kitchen has been fitted with a range of base and eye level units, complemented by worktops and space for the expected appliances.

Stairs rise to the first floor, providing access to the bedroom and bathroom. The bedroom is a generous ft x ft offering comfortable space for a large bed and furniture. The room is dual aspect, allowing plenty of natural light to flood in.

#### Outside

The property also benefits from a small outdoor area, ideal for enjoying a morning coffee or soaking up some sunshine. There is off street parking for one vehicle and plenty of street parking for additional occupants or visitors.

#### Location

North Holmwood offers a local shop with Post Office, 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, Cummins House, 62 South Street, Dorking, RH4 2HD.

**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

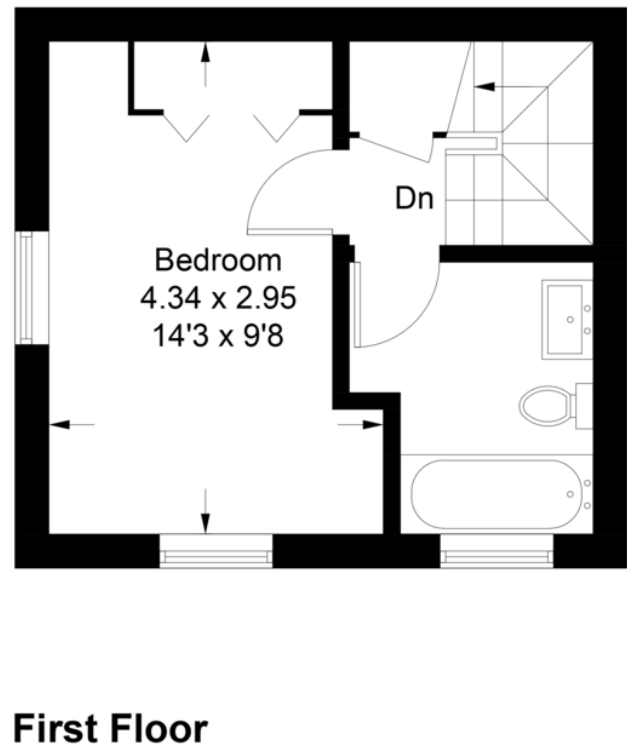
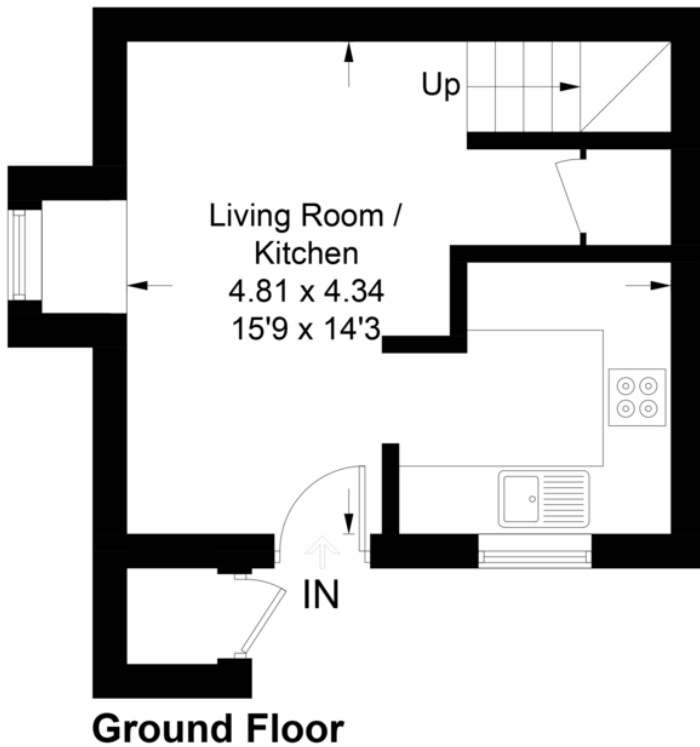
**MISREPRESENTATION ACT** - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





## Treelands, RH5

Approximate Gross Internal Area = 42.9 sq m / 462 sq ft



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

### COUNCIL TAX BAND

Tax Band C

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South  
Street, Dorking, Surrey,  
RH4 2HD

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01306 776674



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