



Shellwood Drive, North Holmwood

Guide Price £450,000

EPC Rating '71'

- THREE BEDROOMS
- SEMI-DETACHED HOME
- OFF-STREET PARKING
- OPEN PLAN RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- OFF-STREET PARKING
- ATTACHED GARAGE
- NO ONWARD CHAIN
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



A well-presented three bedroom semi-detached home benefitting from off street parking, garage and delightful rear garden. Located in the sought-after North Holmwood, just south of Dorking, the property is conveniently situated nearby to local amenities, schools and the beautiful open countryside.

Upon entering the property, you are welcomed into the entrance hall which leads to the spacious and well-lit front aspect living room, measuring 15'3ft x 10'8ft, providing an ideal entertaining space. The dining room is another well-proportioned space, with ample room for a family-sized table, and is brightly lit with access to the back garden. The kitchen has been fitted with an array of base and eye level units, complemented by ample worktops, integrated oven and space for all the expected appliances, with an under stairs storage cupboard completing the downstairs area.

The first floor landing provides access to all the key rooms and the loft hatch. The principal bedroom measures an excellent 11'4ft x 10'8ft with built-in wardrobes, while bedroom two is a small double. The third bedroom is a good sized single, which could be used alternatively as a study if preferred. The family bathroom is fitted with a neutral white suite and completes the accommodation.

Outside

To the front of the property, there is a path leading to the entrance and allocated parking for one car in front of the garage. The westerly facing garden is a wonderful feature of this property and is fully fence enclosed and bordered by mature hedges and trees. Mostly laid to lawn, the garden also benefits from a patio area which is ideal for outdoor entertaining. There is also a shed which is useful for storage of garden tools and equipment.

Garage

The garage is 16'8ft x 9'1ft benefitting from light and power and can be accessed from the rear garden.

Location

North Holmwood offers a local shop, village green with pond overlooked by St John's Church, local school and Holmwood Common. 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. Surrounding the village there is miles of open countryside including the outstanding North Downs, Box Hill and Ranmore Common, which are ideal for walking and riding enthusiasts.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

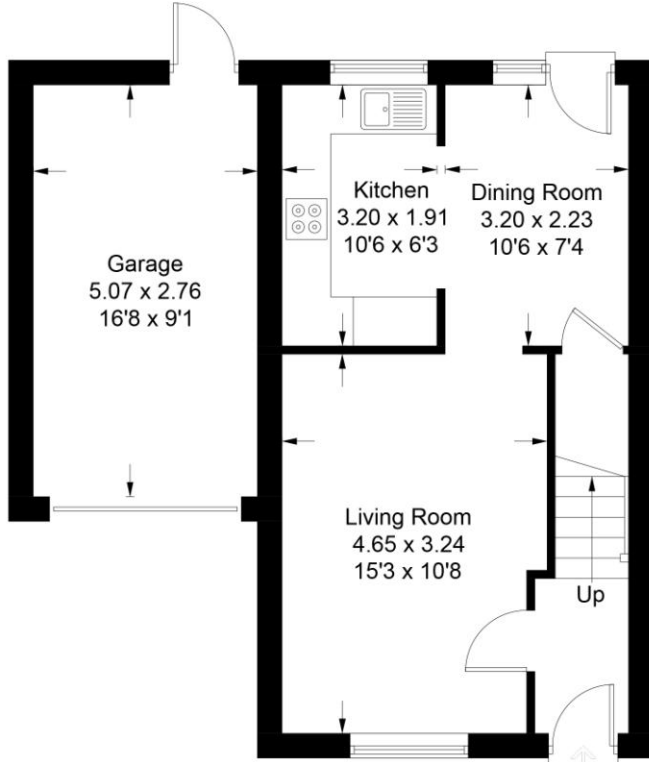
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

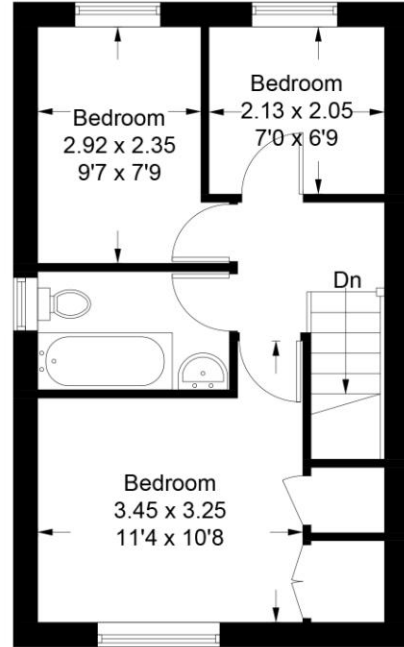


Shellwood Drive, RH5

Approximate Gross Internal Area = 65.1 sq m / 701 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 79.1 sq m / 852 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID955858)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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

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