



Holmbury Drive

North Holmwood, Dorking

Offers In Excess Of £600,000

Property Features

- DETACHED HOUSE
- THREE BEDROOMS
- FAMILY ROOM
- LARGE ENCLOSED GARDEN
- NORTH HOLMWOOD VILLAGE
- LARGE SITTING ROOM
- GARAGE & DRIVEWAY
- CLOAKROOM
- MODERN KITCHEN/ BREAKFAST ROOM
- CLOSE TO WOODLAND WALKS



Full Description

A beautifully presented and spacious three-bedroom, detached family house with a delightful garden which backs onto woodlands and located within the sought after area of North Holmwood, just south of Dorking. This family home is already a great size but also offers lots of potential to be extended STPP.

The accommodation has recently been updated and has a fresh, modern feel throughout. Starting with an entrance hall with useful cloakroom and stairs to the 1st floor. The sitting room is a great size with large front aspect windows and French doors which lead through to the updated kitchen/breakfast room. The kitchen/dining room has been updated to become the 'heart of the home' and has been finished to a very high standard. This bright and spacious room offers a range of modern units, real wood worktop, tiled flooring, room for a full range of freestanding appliances, lots of space for a dining table and chairs plus double doors out to the garden. Next is the family room which has dual aspect views and sliding doors out to the garden. Wooden flooring creates a warm and cosy feeling to this room, which could be used as a dining room, playroom or home office if desired. This room also provides access to the single garage.

Upstairs the master bedroom is a large double room with front aspect windows and floor to ceiling fitted wardrobes. There is another double bedroom and a larger than average single bedroom, both with fitted storage space and lovely views over the garden and woodlands. The upstairs is completed by a landing giving access to the loft and the family bathroom with floor to ceiling tiling for a clean and practical look, and a white suite.

Outside

To the front is an area of lawn, a private driveway with off-street parking for two cars plus a garage with power and lighting. There is also plenty of additional parking on the roadside. The enclosed rear garden is another great feature, backing onto woodlands, creating a secluded and peaceful area. All south facing, laid out in two key areas, starting with a patio area which is perfect for relaxing in the warmer months and also a great space for alfresco dining. There is a large area of lawn and well stocked borders with a range of shrubs and flowers.

Garage

18'5 ft x 8'9 ft with up and over door plus power and lighting.

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.

This property is council tax band E.

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

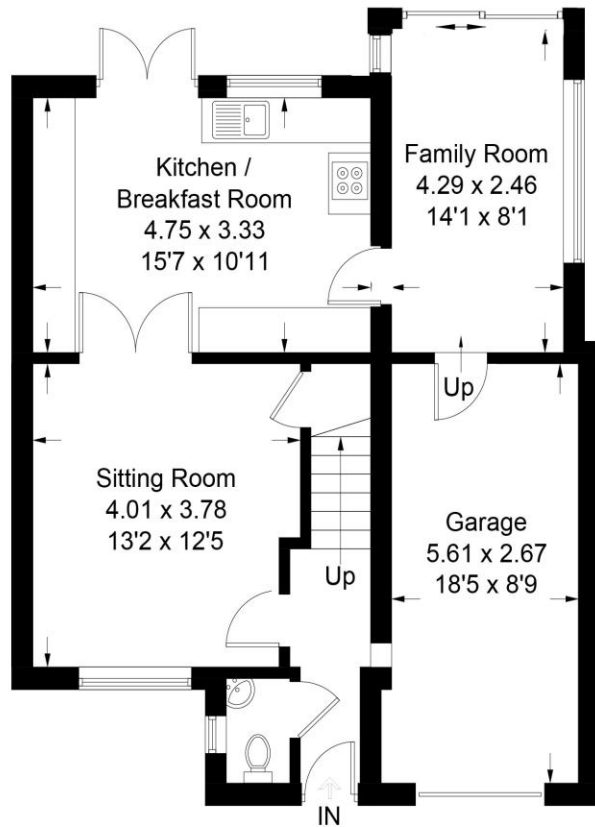
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

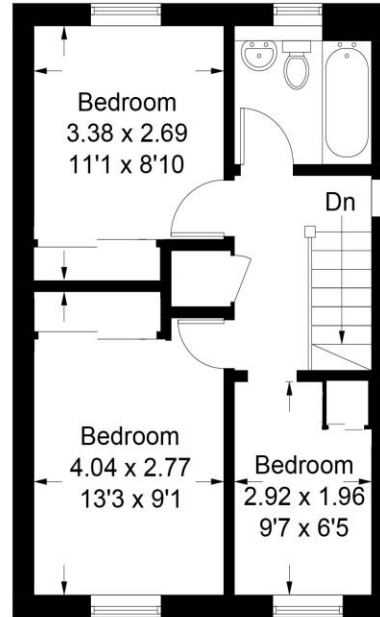




Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft



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 decisions reliant upon them. (ID446287)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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