



## Norfolk Lane

Mid Holmwood, Dorking

**Guide Price £460,000**

### Property Features

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- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- LARGE RECEPTION ROOM
- OFF STREET PARKING AND GARAGE
- CONSERVATORY
- FITTED KITCHEN
- FAMILY BATHROOM
- SHORT DRIVE TO DORKING TOWN CENTRE
- LARGE GARDEN
- CLOSE TO STUNNING COUNTRYSIDE



# Full Description

**\*NO ONWARD CHAIN\*** A delightful semi-detached family home situated on and overlooking National Trust common land, just on the outskirts of Dorking. Featuring three double bedrooms, a generous reception room, a conservatory, parking, garage and lovely rear garden, this home now offers a purchaser the opportunity to update and extend (subject to planning permission).

This property starts in the spacious entrance hall leading to all key rooms and stairs leading up to the first floor. The first reception room is an impressive 17'7ft x 14'3ft, providing a generous space to entertain friends and family. Doors lead into the bright, airy conservatory. This wonderful addition to the downstairs accommodation provides the perfect place for entertaining friends and family, while enjoying views of the garden and providing access outside. Located toward front of the property is the well laid out kitchen, featuring a range of base and eye level units, worktops and space for all of the expected appliances.

Stairs rise to the first-floor landing, which is flooded with natural light and benefits from a floor to ceiling storage cupboard. All three bedrooms are good sized doubles with space for freestanding furniture. The large family bathroom with white suite and overhead shower finishes the upstairs accommodation.

## Garden & Exterior

At the front is a low maintenance garden overlooking the common, and steps leading up to the entrance porch. The driveway provides parking for several vehicles and a single garage with front and rear 'up and over' doors provide plenty of useful storage space for garden tools and equipment. The rear garden has been designed to be low maintenance, featuring a patio area to enjoy outdoor dining, as well as a large area of lawn surrounded by mature shrubs and trees. This property is council tax band E.

## Location

The property is on the edge of National Trust land and is situated about two miles to the south of Dorking town centre. Dorking has a comprehensive range of shopping, educational and recreational amenities and communications are excellent. There is a regular rail service to London (Waterloo and Victoria - 50 mins), with the M25 (junction 9) Leatherhead being about 9 miles distant and accessed via the A24. Dorking's market town centre is a short drive away offering major supermarkets, leisure centres, theatres, cinemas, and main line stations connecting to London Victoria, London Waterloo, and Reading. The area is particularly well known for the surrounding countryside which is ideal for walking, riding, and outdoor pursuits. Holmwood sits next to Holmwood common and Leith Hill National Trust areas, part of the Surrey Hills area of outstanding natural beauty.

## SUBJECT TO PROBATE

**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.





# Norfolk Lane, RH5

Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft  
 Garage = 96.0 sq m / 151 sq ft  
 Total = 110.0 sq m / 1184 sq ft



## COUNCIL TAX BAND

E

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CONTACT

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

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