

Treelands, North Holmwood

Guide Price £375,000

EPC Rating '61'

- TWO BEDROOMS
- MODERN KITCHEN
- LANDSCAPED REAR GARDEN
- STYLISH FAMILY BATHROOM
- OPEN PLAN LIVING/DINING ROOM
- OFF STREET PARKING
- GARAGE IN BLOCK
- LOCATED BY SECLUDED DUCK POND
- WALKING DISTANCE OF LOCAL AMENITIES
- COUNTRYSIDE WALKS ON YOUR DOORSTEP



Located within the desirable Holmwood Park development in the charming village of North Holmwood, this spacious two-bedroom property offers a quiet and picturesque setting, with convenient access to local amenities and just a short drive from the centre of Dorking town.

As you step inside, you'll be greeted by a welcoming open plan living room that is flooded with natural light, creating a perfect space for both relaxation and entertaining guests. Adjacent to the living room is the well-appointed kitchen, featuring a modern range of base and eye level units, ample worktop space and room for essential appliances. A door conveniently leads to the delightful rear garden.

Ascending the stairs to the first floor, you'll find the bedrooms and the family bathroom. The master bedroom is generously proportioned, boasting ample storage and plenty of natural light, while the second bedroom is a comfortable size, making it suitable for individuals or small families. Completing the first floor is the modern bathroom, equipped with stylish tiling, a contemporary suite and a shower over the bath.

Outside

The property showcases an attractive front garden leading to the main entrance porch, while the rear garden provides a private and tranquil space to enjoy the outdoors, featuring raised borders and a tree-lined outlook. Furthermore, this property offers the convenience of off-road parking at the front and a garage located in a nearby block.

Location

North Holmwood offers a local shop, village green with pond overlooked by St Johns Church. Dorking town centre is under two miles to the north, which offers comprehensive shopping and recreational facilities, as well as a mainline 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 lies approximately 10 miles to the south.

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

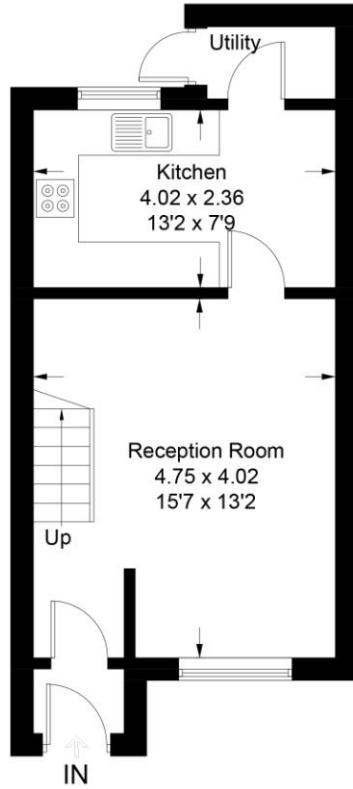
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

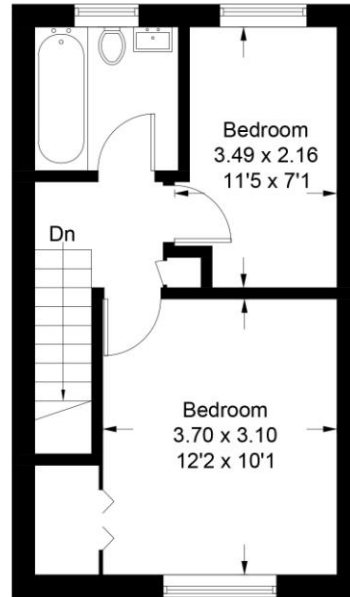


Treelands, RH5

Approximate Gross Internal Area = 61.3 sq m / 660 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 any decisions reliant upon them. (ID976965)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 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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