



Horsham Road, Beare Green

Guide Price £425,000

EPC Rating '61'

- TWO/THREE BEDROOMS
- SEMI-DETACHED HOME
- POTENTIAL TO MODERNISE
- TWO RECEPTION ROOMS
- OFF STREET PARKING FOR SEVERAL VEHICLES
- UTILITY/SUN ROOM
- PRIVATE REAR GARDEN
- NEW ROOF IN 2021
- SHORT WALK FROM LOCAL AMENITIES, SHOPS & TRAIN STATION
- MILES OF STUNNING COUNTRYSIDE WALKS ON YOUR DOORSTEP



This delightful semi-detached family home boasts two bedrooms and a bonus loft room, offering over 1,200 sq ft of living space. Situated in the heart of Beare Green, residents can enjoy the convenience of local amenities such as shops, a café and Holmwood train station, while also being surrounded by miles of open countryside.

Upon entering the home, you are greeted by a covered front porch leading seamlessly into the spacious entrance hall. From here, you can access all the main rooms and ascend the stairs to the first floor. The front aspect living room is both spacious and inviting, featuring ample space and a large bay window. Adjacent to the living room is the well-proportioned kitchen, equipped with a range of floor-to-ceiling units and generous worktop space. A door from the kitchen leads to the rear garden through a convenient sunroom, which doubles as a utility room and includes a cloakroom.

Moving to the first floor via the stairs, the landing provides access to all the upstairs accommodations. Both bedrooms one and two are generously sized doubles, with the principal bedroom measuring an impressive 11'10" x 11'8" and featuring built-in storage. This bedroom also offers direct access to the bathroom. Additionally, a set of stairs from bedroom two leads to the loft room, which includes eaves storage and ample natural light through a roof window. Notably, the property benefits from a new roof installed in 2021.

Outside

A spacious driveway accommodates parking for multiple vehicles. The South-Westerly facing garden adds another attractive aspect to the home, featuring a well-maintained lawn and a wide patio area, perfect for outdoor entertaining during warmer months. The entire garden showcases a variety of trees, shrubs and flowers and is fully enclosed by fencing, ensuring privacy. A practical garden shed is also available for storage purposes.

Location

The property is conveniently located close to Beare Green village centre with a local convenience store, a popular cafe, and a variety of shops. Close by there is The Weald Primary School (ages 5-11). Holmwood mainline station is situated in Beare Green nearby and offers a limited commuter service to both London Victoria and Waterloo. Beare Green is bounded by open countryside with nearby footpaths leading to Leith Hill, ideal for walking and cycling. The A24 provides excellent access to Dorking to the North and Horsham 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.



Horsham Road, RH4

Approximate Gross Internal Area = 103.8 sq m / 1117 sq ft
 (Excluding Eaves / Reduced Headroom)
 Eaves / Reduced Headroom = 15.3 sq m / 165 sq ft
 Total = 119.1 sq m / 1282 sq ft



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. (ID869976)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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sales@seymours-dorking.co.uk
 01306 776674



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