



Leith View, North Holmwood

Guide Price £335,000

EPC Rating '74'

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZED & GAS CENTRAL HEATING
- POTENTIAL TO UPDATE
- ENCLOSED REAR GARDEN
- PARKING
- SHORT WALK TO NORTH HOLMWOOD VILLAGE CENTRE
- MODERN KITCHEN
- BACKING ONTO OPEN GROUND WITH WOODLANDS ADJACENT
- POTENTIAL TO EXTEND ON THE GROUND FLOOR STPP



NO ONWARD CHAIN A modern two double bedroom terrace house with a delightful garden, situated within the heart of the popular village of North Holmwood, just south of Dorking nearby to local amenities, schools and beautiful open countryside.

This property offers a new owner the potential to update or even extend on the ground floor STPP. The accommodation begins with the hallway leading to all ground floor rooms, stairs to 1st floor and under stairs storage. The front aspect kitchen has an array of fitted units complemented by modern worktops, integrated oven and room for all the expected appliances. Next is the rear aspect living room, providing the ideal entertaining space and has a double glazed patio door to the garden.

Stairs rise to the first-floor landing which in turn provides access to all the key rooms and loft, which is part boarded. The master bedroom is a double with built in wardrobes and a front aspect. Bedroom two is a generous double, overlooking the garden. The accommodation is completed by a family bathroom with a white suite and bath with overhead shower.

Outside

To the front, there is a low maintenance paved front garden with a pathway leading to the property.

The Southwest facing garden is fence enclosed including an area of artificial lawn with a full width patio and a gate provides rear access.

Parking

To the front of the property is an allocated parking space.

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, 62 South Street, Dorking, RH4 2JZ.

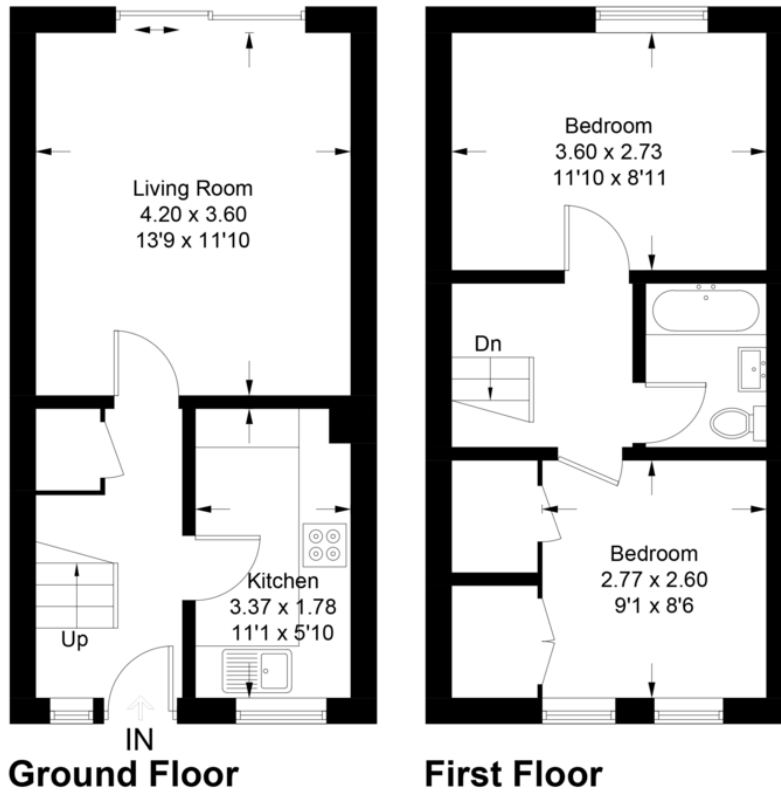
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Leith View, RH5

Approximate Gross Internal Area = 56.5 sq m / 608 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. (ID1006735)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 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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