



Shellwood Drive, North Holmwood

Offers In Excess Of £425,000

EPC Rating '73'

- THREE BEDROOMS
- END OF TERRACE
- ENCLOSED REAR GARDEN
- GARAGE IN BLOCK
- SITTING ROOM
- KITCHEN
- DINING SPACE
- SHORT WALK TO EVERYTHING NORTH HOLMWOOD OFFERS
- WELL PRESENTED
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



A desirable three-bedroom end of terrace house located in the sought-after village of North Holmwood. Just south of Dorking, this property is conveniently situated nearby to local amenities, schools, and beautiful countryside.

Upon entering the property, you are welcomed into the spacious and well-lit front aspect living room, providing an ideal entertaining space. The dining area is another well-proportioned, well-lit room with ample space for a family-sized dining table. There is access to the under stairs storage cupboard and door leading to the back garden. The kitchen has been fitted with an array of base and eye level units, complemented by ample worktops. There is an integrated oven and space for a fridge freezer and washing machine.

The first-floor landing provides access to the loft hatch which is fitted with ladder for easy accessibility. The principal bedroom (currently set up as an additional lounge) is a generous double room with more than enough space for bedroom furniture. Bedroom two is a single rear aspect room. The third bedroom is an adequate single room, which could be used as a study if preferred. The family bathroom is fitted with a white suite, power shower and shower screen.

Outside

To the front of the property, there is a path leading to the entrance and a generous grassed lawn. This area could easily be landscaped to create additional parking outside the house. To the rear there is a generous low maintenance garden which can be accessed from the side of the property. A good-sized patio leads to a shingled area and path leading to a shed at the end of the garden. The property boasts a single garage on block and allocated parking space a short distance from the house.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity.

Location

North Holmwood parish church backs onto Holmwood Common and overlooks the picturesque village green. There is a well-stocked local shop & post office, doctors' surgery, village hall, school, and sports club all a short walking distance of Shellwood Drive.

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, 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.



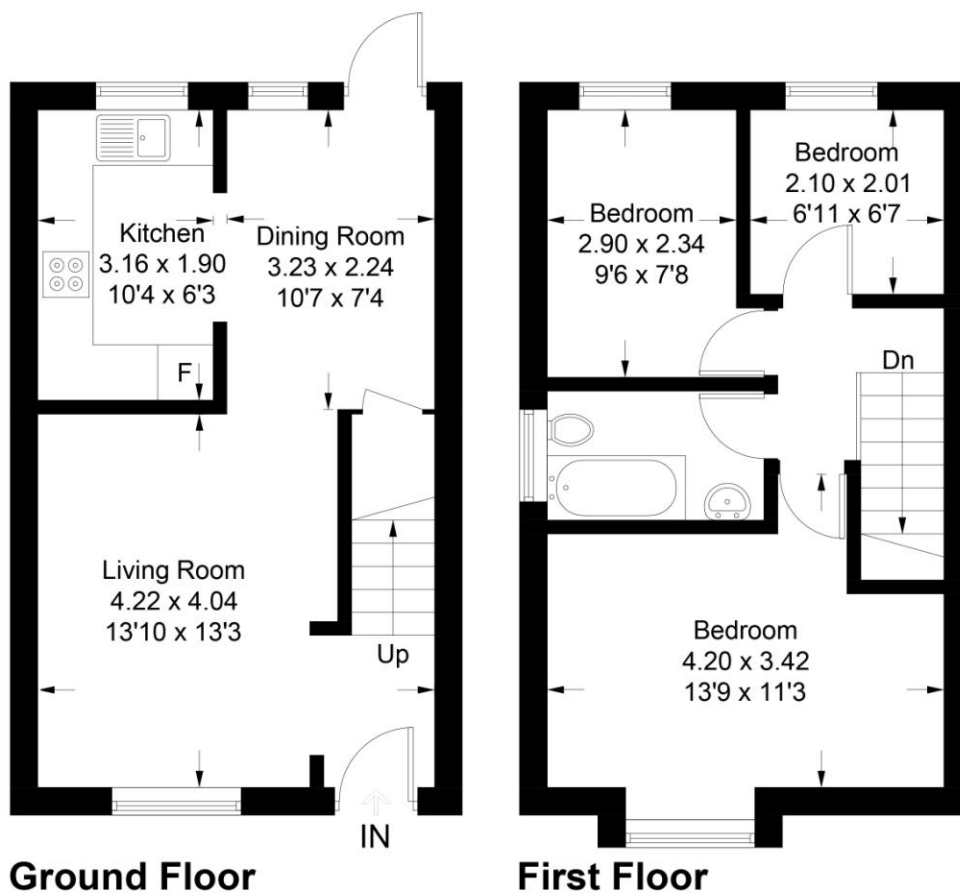


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1044820)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 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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