



## Holmesdale Road, North Holmwood

OIEO £350,000

EPC Rating '66'

- MID TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- BRIGHT AND SPACIOUS ACCOMMODATION
- CLOSE TO LOCAL SHOPS AND SCHOOLS
- PRIVATE REAR GARDEN
- LARGE FAMILY BATHROOM
- POTENTIAL TO UPDATE AND EXTEND STPP
- SHORT DRIVE TO DORKING TOWN CENTRE





**\*NO ONWARD CHAIN\*** A bright and spacious two-bedroom, two reception room terraced property offering a private rear garden and the opportunity to modernise and extend up into the loft STPP. The property enjoys an elevated position in a popular area, being conveniently close to all of the amenities within North Holmwood.

This property starts in the hallway which leads into all of the downstairs rooms. First is the front aspect living room with feature fireplace and original sash windows allowing plenty of natural light to flood in. Next is the dining room which has views out towards the garden and flows seamlessly into the kitchen which is conveniently tiled for a clean and practical feel whilst benefitting from a number of base and eye level units, understairs storage, garden views and space for freestanding appliances. There is a single door providing access out to the rear garden.

Stairs rise to the first-floor landing which leads straight into the generous family bathroom, fitted with a white three-piece bathroom suite with bath and overhead shower as well as floor to ceiling storage. Next is the second of the two bedrooms which offers a rear aspect, with views out to the garden. As you can see from the measurements, the front aspect master bedroom is a well-proportioned 13ft x 11ft which also benefits from two sash windows, as well as two floor to ceiling built-in wardrobes and plenty of space for additional furniture. Another advantage of this property is that it is offered with no onward chain and has potential to extend (STPP) like other properties have done within the road.

#### Outside

At the front, steps lead up to the front door, with an area of gravelled garden to the side of the property.

The fence enclosed rear garden is multi-levelled with access out via the kitchen. A secluded patio is the perfect spot for a bistro table and chairs whilst steps up to the area of lawn provides wonderful views of Dorking Roofscapes as well as views out towards Redlands Wood. A gate at the rear of the garden provides pedestrian access which leads onto Howard Road.

#### 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 offers a local shop, village green with pond overlooked by St John's Church. 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.

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

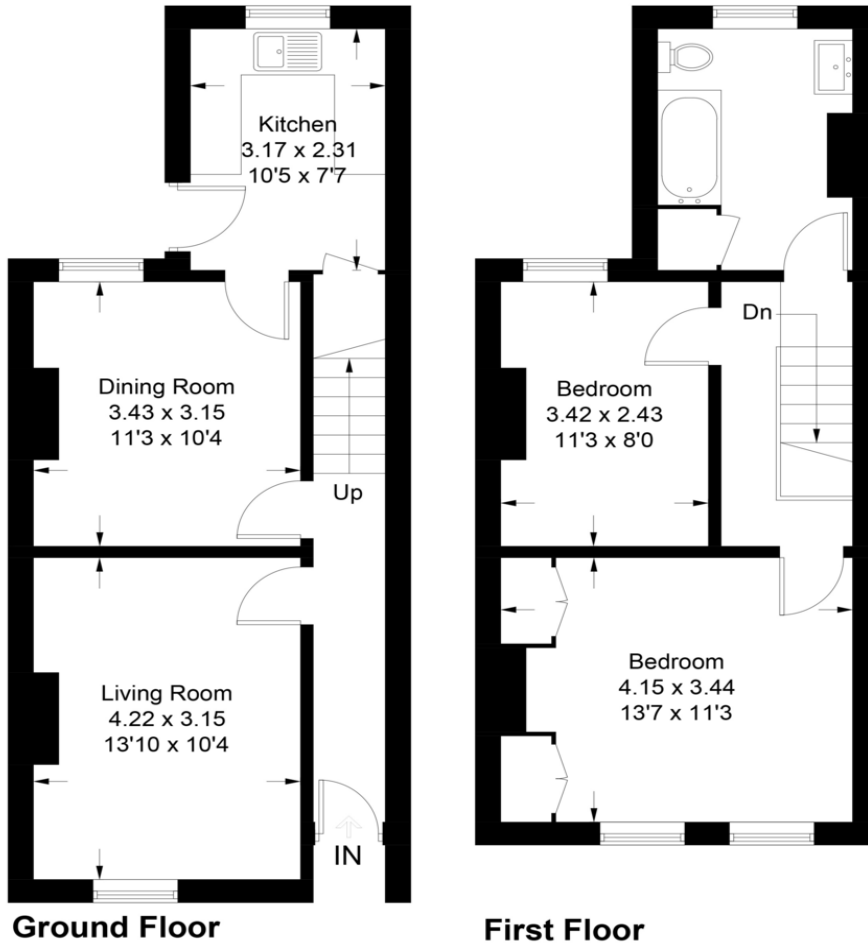
**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

**MISREPRESENTATION ACT** – These particulars are for guidance only and do not form any part of any contract.



## Holmesdale Road, RH5

Approximate Gross Internal Area = 76.3 sq m / 821 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. (ID1008171)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
 01306 776674



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.