



Walford Road

North Holmwood

£475,000

Property Features

- THREE BEDROOMS
- SEMI-DETACHED VICTORIAN HOUSE
- BRIGHT AND SPACIOUS ACCOMMODATION
- PERIOD FEATURES
- TWO RECEPTION ROOMS
- ELEVATED POSITION
- CLOSE TO LOCAL SHOPS
- SHORT DRIVE TO DORKING TOWN CENTRE
- PRIVATE REAR GARDEN
- CLOSE TO MILES OF OPEN COUNTRYSIDE



Full Description

A well-presented three-bedroom, Victorian residence offers a delightful blend of character features and contemporary comforts. Spanning over 990sq feet of bright and spacious accommodation and boasting a large private garden, this charming property is positioned in a peaceful position conveniently located within walking distance of North Holmwood's amenities and a short drive into Dorking Town centre.

Upon entering, a welcoming hallway guides you to all the principle rooms. The rear facing kitchen has been fitted with a range of base and eye level units, complimented by a double oven, and ample space for all of the expected integrated appliances. Wooden worktops extend around the kitchen to provide a sociable breakfast bar, creating a central hub for all of the family. The large roof light and garden vistas create a wonderfully bright yet calm space. Next is the spacious dining room which could accommodate a family sized table and provides access to the stairs. Flowing seamlessly from the dining area, the generous sitting room boasts a feature fireplace with electric fire, tall ceilings and a large sash window flooding the room with plenty of natural light. The ground floor is completed by a family bathroom, featuring a white three-piece suite including bath and overhead power shower, convenient vanity unit and has been tiled for a contemporary finish.

Ascending the stairs to the first-floor landing there is a convenient airing cupboard as well as access to the loft. The main bedroom impresses with its generous proportions and wall to wall built-in wardrobes and large window overlooking the garden. There are two additional bedrooms, one well-proportioned double bedroom, offering built-in wardrobes with views over the garden, whilst the third bedroom is a good sized single and completes the upstairs layout.

Outside

To the front of the property is a pretty garden, mostly laid to lawn with a path which leads up to the side of the property. There is an area for a table and chairs as well as a covered porch area which provides access round to the rear garden.

The back garden has been created to be low maintenance and has been mostly laid to lawn with a patio area which provides the ideal spot to enjoy the warmer months. A path leads down to a garden shed, ideal for storing garden tools. Mature trees and border shrubs create interest and privacy from the neighbouring properties. Street parking is available along Walford Road however the current owner has historically parked her vehicle on land adjacent which is owned by Surrey County Council.

Council Tax & Utilities

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

Location

North Holmwood offers a local shop, village green with pond overlooked by St Johns Church. Dorking town centre is situated about two miles to the south of Dorking town centre. Dorking has a comprehensive range of shopping, educational and recreational amenities and communications are excellent. For more comprehensive shopping and recreational facilities, the major shopping centre in Horsham is conveniently accessed via the A24. The A24 giving access to not only the South Coast but the M25 and the national motorway network, whilst Gatwick is only 10 miles away. For the commuter, Holmwood train station is within walking distance and a short drive. The property lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county.

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.

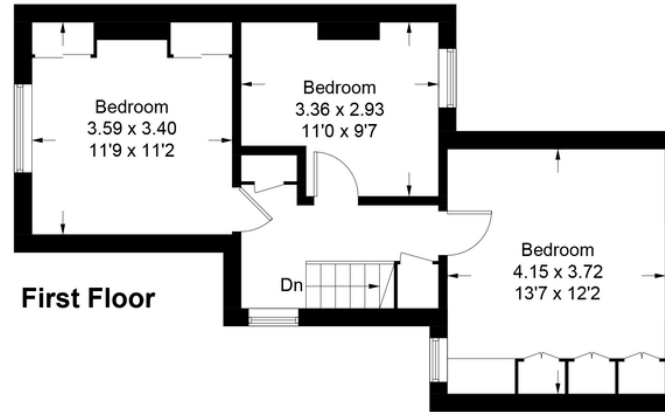
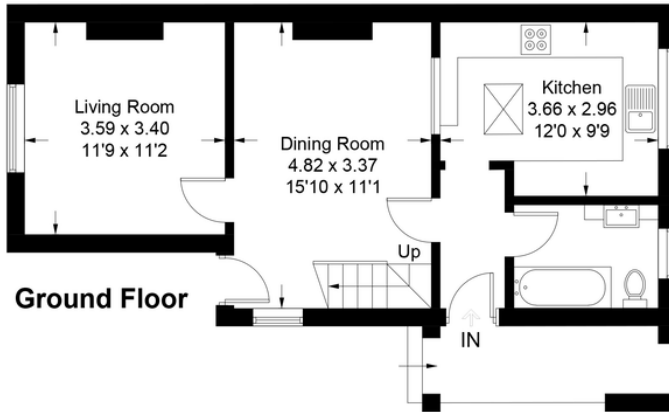
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to check the measurements.





Walford Road, RH5

Approximate Gross Internal Area = 92.7 sq m / 998 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. (ID1061321)

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

COUNCIL 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
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 are 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

