



Wildcroft Drive, North Holmwood

Guide Price £399,950

EPC Rating '71'

- NO ONWARD CHAIN
- TWO BEDROOMS
- MID TERRACED HOUSE
- FRONT AND REAR GARDENS
- GARAGE IN BLOCK
- 17'5 FT LIVING ROOM
- MODERN KITCHEN
- STYLISH FAMILY BATHROOM
- POPULAR CUL DE SAC LOCATION
- CLOSE TO PLAYGROUND AND VILLAGE AMENITIES



NO ONWARD CHAIN A well-presented, two-bedroom mid-terrace home offering comfort and practicality with a traditional layout, delightful rear garden and detached garage in block. Situated along a peaceful cul-de-sac within the popular area of North Holmwood, nearby to local amenities, children's playground, schools and beautiful open countryside.

The property begins in a useful porch area which leads into the central hallway, featuring under-stairs storage and stairs up to the first floor. The front aspect kitchen has plenty of space for all of the expected appliances, ample worktop space and integrated gas hob with oven. Next is the impressive 17'5ft living room, which is an excellent size and benefits from doors opening into the garden, providing the ideal space for socialising with family or friends. The living room has plenty of space for comfortable seating and a dining table and chairs by the window.

Stairs rise to the first-floor landing which provides access to all the rooms, airing cupboard and loft hatch. The main bedroom is an excellent 12'7 x 10'6 ft with a built-in wardrobe for smart storage solutions. Bedroom two is a large single bedroom which could alternatively be used as a study if desired. Finishing off the upstairs is the stylish, updated family bathroom completed with a modern white suite, bath and overhead shower and tiled for a clean and practical aesthetic.

Outside

Towards the front of the property there is a pretty garden bordered with flowers and shrubs with a path leading to the porch. The rear landscaped garden is yet another wonderful benefit and has been thoughtfully designed for low maintenance, offering a patio area ideal for entertaining, as well as an area of lawn. The whole garden is fully fence enclosed creating a sense of privacy with an inviting array of shrubs and well stocked beds. There is also a useful rear access gate which leads out to the shared parking and garage. Another added benefit is the children's play park close by.

Council Tax & Utilities

The council tax band is D. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection.

Location

North Holmwood offers a local shop with Post Office, 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.

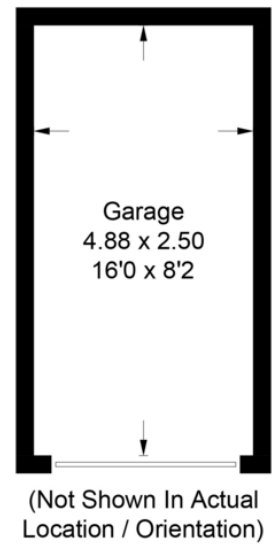
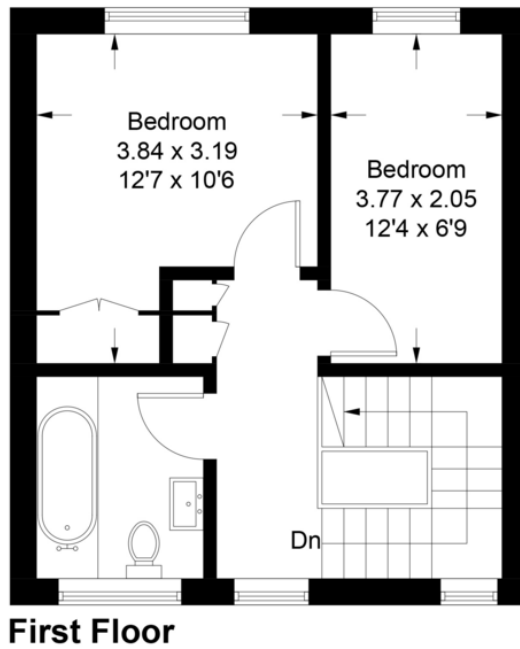
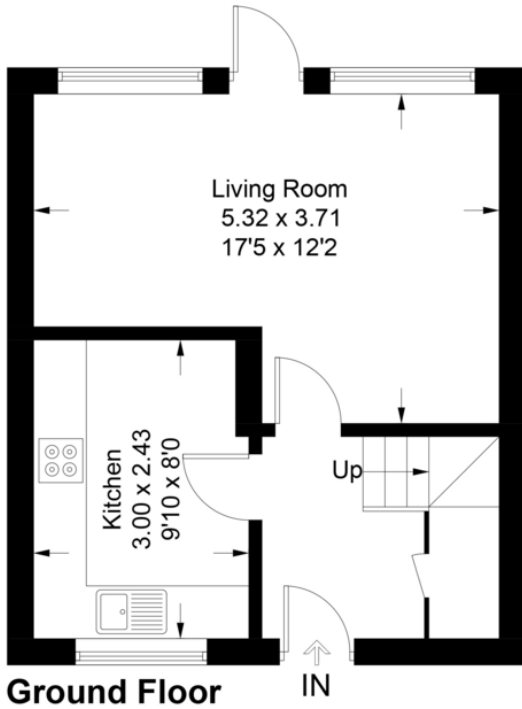
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



Wildcroft Drive, RH5

Approximate Gross Internal Area = 66.0 sq m / 710 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 78.2 sq m / 841 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. (ID1157333)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 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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