



Lodge Close, North Holmwood

Guide Price £450,000

EPC Rating 'TBC'

- NO ONWARD CHAIN
- THREE BEDROOMS
- OPEN PLAN SITTING/DINING ROOM
- LANDSCAPED REAR GARDEN
- BACKING ONTO WOODLANDS
- GARAGE IN BLOCK
- POTENTIAL TO EXTEND ON THE GROUND FLOOR
- QUIET CUL DE SAC LOCATION

- SHORT DRIVE TO DORKING TOWN CENTRE
- CLOSE TO STUNNING COUNTRYSIDE



NO ONWARD CHAIN An exciting opportunity to purchase a much loved three bedroom terrace family house with a delightful garden, garage and plenty of potential to update and extend STPP. Situated within a sought-after modern development in the St John's area of North Holmwood, just south of Dorking town centre.

The property begins in the welcoming entrance hall, providing access to all the ground floor accommodation, downstairs cloakroom and stairs to the first floor. The impressive dual aspect living/dining room has been designed to be the 'heart of the home'. It is split into two key areas which includes a spacious dining room flowing beautifully through into a generous sitting room with a door opening into the garden. This creates a perfect space for entertaining friends or family. Next is the bright and functional kitchen offering a range of floor to ceiling units complemented by ample worktop space, room for all the usual appliances and a door to the garden. It's worth mentioning that there is plenty of potential to extend and transform into a modern-day open plan kitchen/diner if desired, like other properties along the road have.

Upstairs the landing provides access to all the key rooms and loft. The master bedroom is generous double bedroom with plenty of space for freestanding furniture making it a versatile space. Bedroom two is another good-sized double with a built-in wardrobe and views over the garden whilst bedroom three is a larger than average single with built-in storage. Completing the upstairs is the family bathroom complete with bath, sink and W/C. The property also has access to a loft space, accessible via a fixed loft ladder and provides excellent additional storage.

Outside

To the front of the property there is a pretty garden which has been hard landscaped for easy maintenance. The tranquil back garden is yet another wonderful feature to this property offering an extensive area of lawn, with well stocked flower beds and a full width patio with automated awning. It is a perfect place for al fresco dining or entertaining in the warmer months. The fence enclosed garden backs onto a copse which gives the feeling of privacy.

There is a garage in a block and on street parking close by.

Council Tax & Utilities

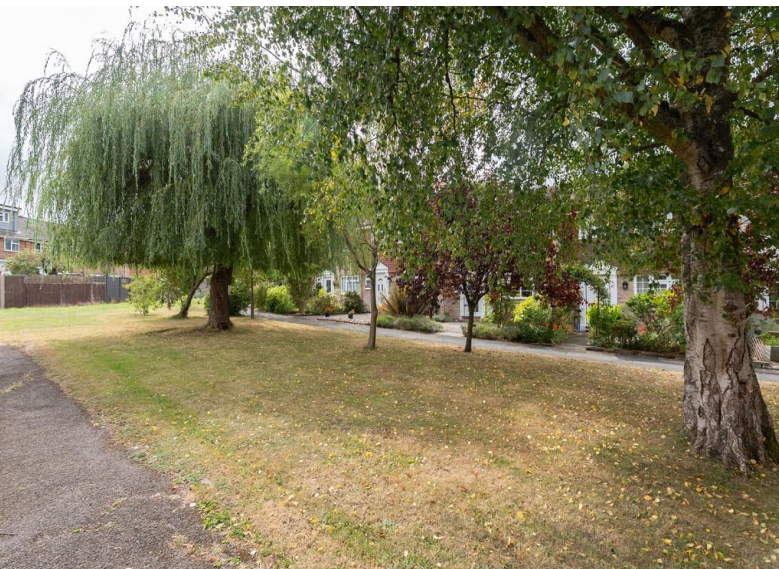
This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The property does not currently have a broadband connection.

Location

North Holmwood offers a local shop, village green with pond overlooked by St John's Church, 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 a short drive away. The property lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county.

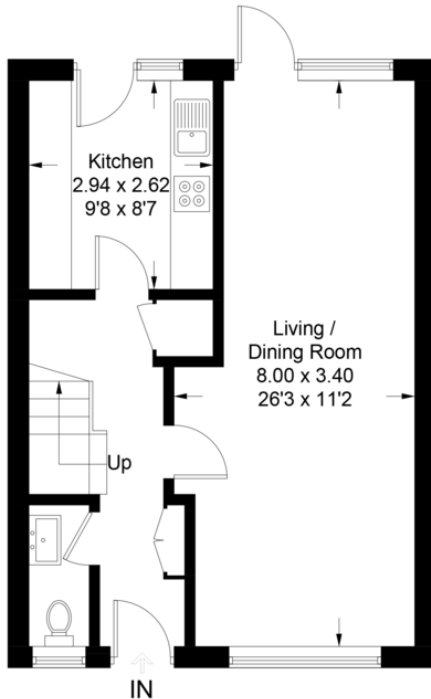
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.

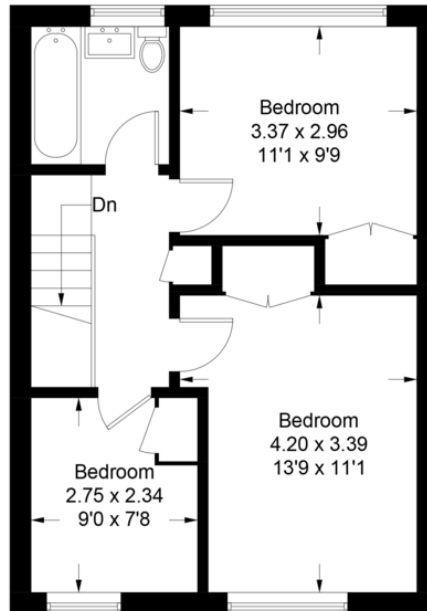


Lodge Close, RH5

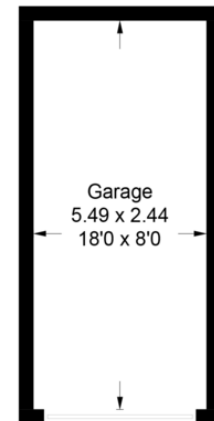
Approximate Gross Internal Area = 87.6 sq m / 943 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 101 sq m / 1,087 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1235588)

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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 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.