



## Shellwood Drive

North Holmwood

**Offers In Excess Of £400,000**

### Property Features

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- TWO DOUBLE BEDROOMS
- MID TERRACED HO USE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUTH FACING REAR GARDEN BACKING ONTO WOODLANDS
- ALLOCATED PARKING
- STYLISH BATHROOM
- NORTH HOLMWOOD LOCATION
- LIVING ROOM & SEPARATE DINING ROOM
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



# Full Description

A beautifully presented two double bedroom home, immaculately maintained throughout and finished in a modern, contemporary style. Further benefiting from allocated parking and South facing rear garden backing onto woodlands, this property provides an ideal opportunity for families, downsizers, or anyone looking for a quiet yet well-connected village location.

The property begins in a welcoming hallway and leads into the front aspect lounge, a bright and welcoming space, featuring stylish wall panelling and plenty of room for comfortable seating. There is also useful understairs storage, adding practicality without compromising on space. The lounge flows seamlessly into a bright kitchen, which is fitted with a range of modern cabinets, generous worktop space and room for freestanding appliances. Underfloor heating adds comfort and further enhances the space. To the rear, the property opens into a sunny conservatory currently used as a dining room. This versatile space offers flexibility for new owners and enjoys pleasant views over the garden, making it perfect for entertaining or relaxing.

Ups stairs, the property offers two well-proportioned double bedrooms. The main bedroom benefits from a pleasant outlook and features wall-to-wall sliding wardrobes, providing excellent storage. Bedroom two is another spacious double with plenty of room for additional furniture and lovely views over the woodlands beyond. The family bathroom is fitted with a contemporary white suite and includes a full-size bath and wall mounted shower.

## Outside & Parking

To the front of the property is a small area of low maintenance garden with path leading to the front door. The rear garden is a true oasis, enjoying a sunny South facing aspect and backing onto woodlands. A large patio area leading off the conservatory provides an ideal spot for a seating area. Raised beds offer interest throughout the seasons, with a large garden shed positioned at the bottom of the garden, with both power and lighting, provides ideal storage. The property has allocated parking to the side of the property. There are also a number of resident parking bays directly outside the front of the property,

## Council Tax and Utilities

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

## Location

Shellwood Drive is situated within the much sought after North Holmwood offering a local shop, village green with pond overlooked by St John's Church, local school and Holmwood Common. 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. 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.





# Shellwood Drive, RH5

Approximate Gross Internal Area = 65.8 sq m / 708 sq ft

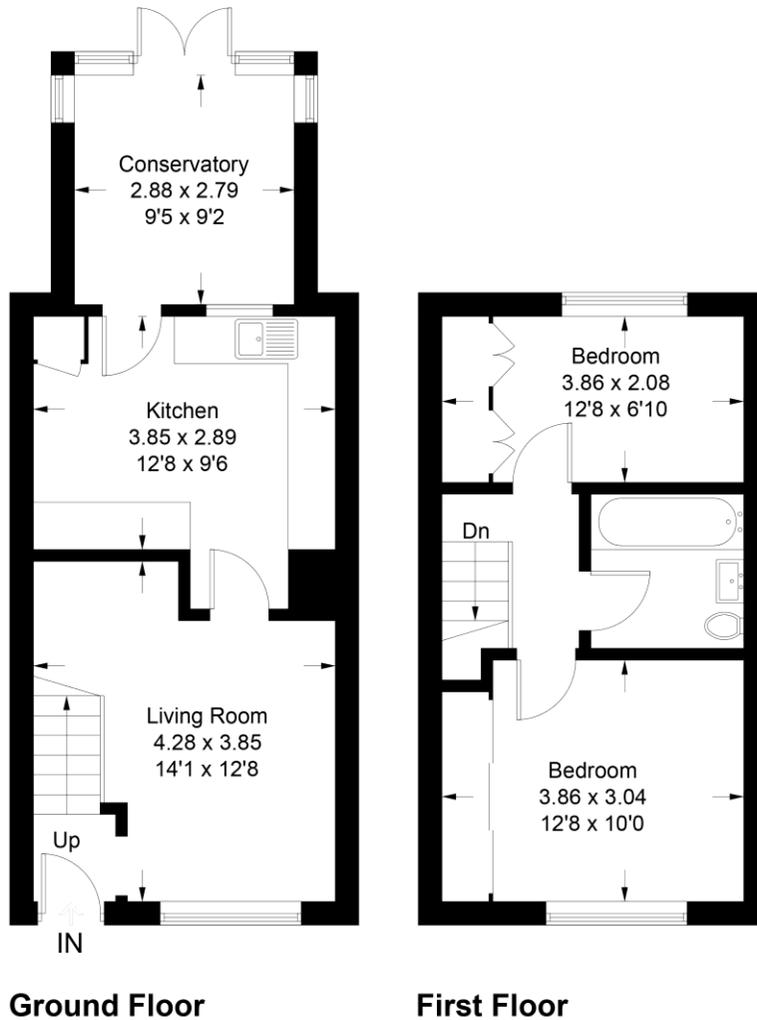


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286313)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	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

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