



SEYMOURS

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Holmesdale Road, North Holmwood RH5

POA

EPC Rating D

- Four bedrooms
- NO ONWARD CHAIN
- Large living room
- Dining room with doors opening into the garden
- Family room/study
- Backing onto a copse
- Potential to extend STPP
- Master bedroom with en-suite shower room
- Large, spacious family bathroom
- Enclosed, not overlooked rear garden
- Driveway with space for two cars & potential for more



****NO ONWARD CHAIN**** A beautifully presented detached four bedroom family house backing onto a copse, with flexible accommodation and a delightful rear garden. The property is located in a quiet cul-de-sac in North Holmwood just South of Dorking town centre.

This lovely modern family home benefits from a useful porch and downstairs toilet. There are three generous sized reception rooms - the spacious sitting room has been designed to be the heart of the home with large bay window and charming feature log burner creating a lovely warm, cosy feel. The bright, spacious dining room with double doors opening out into the garden is the perfect place for entertaining with family or friends. There is even the potential to transform this room into an open plan kitchen/diner if desired. The modern kitchen has been fitted with an array of floor to ceiling units, lots of worktop space, an integrated double oven and dishwasher further leading into the utility room providing separate space for a washing machine, tumble dryer and american sized fridge/freezer. The family room/study is a lovely size and is a flexible space that can have several uses.

Upstairs the bright, spacious landing provides access to all the key rooms and the loft. There are four generous sized bedrooms including the Master bedroom which benefits from an en suite bathroom with power shower. Bedrooms 2 and 3 are generous sized doubles. Bedroom 4 is a good-sized single overlooking the garden. The upstairs is finished off with a large sized family bathroom.

Outside

To the front of the property there is a block paved driveway with plenty of room for several vehicles plus access to the garage which has power and lighting. The south-east facing rear garden is yet another great feature including a large area of lawn and patio providing the perfect place for al fresco dining in the warmer months. The whole garden is fully fence enclosed creating a sense of privacy with an inviting array of shrubs and trees. There is also a very useful side access gate as well as a garden shed and a wood store with logs.

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.

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

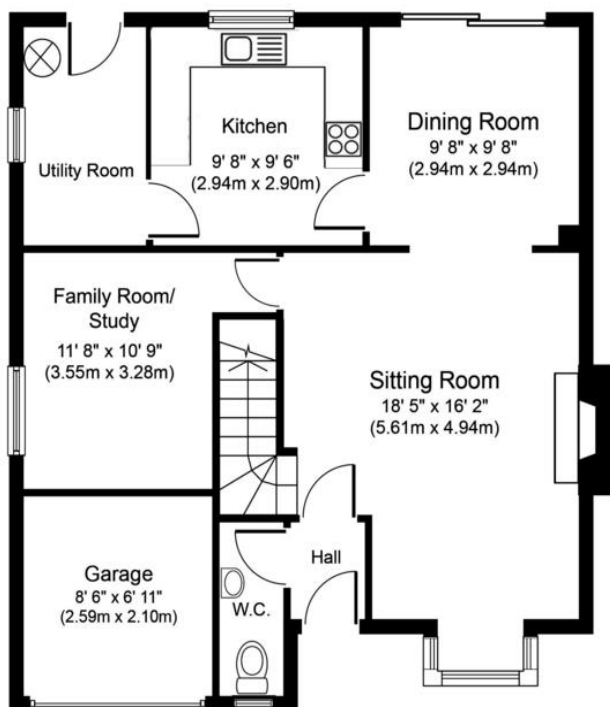
VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street. Dorking, RH4 2JZ. Tel 01306 776674



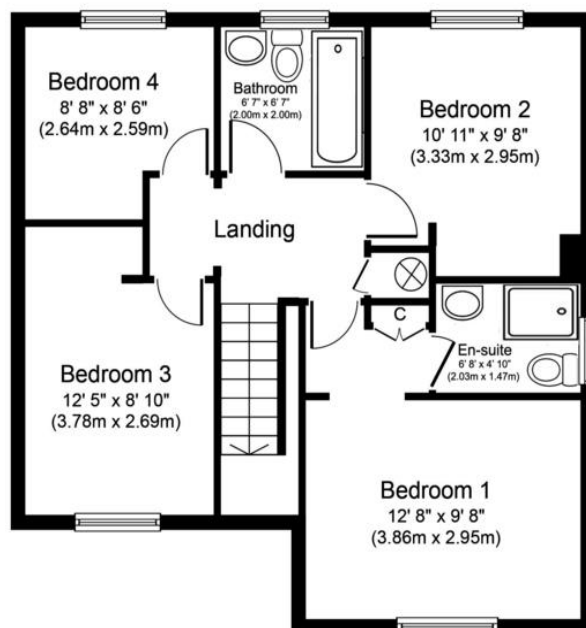
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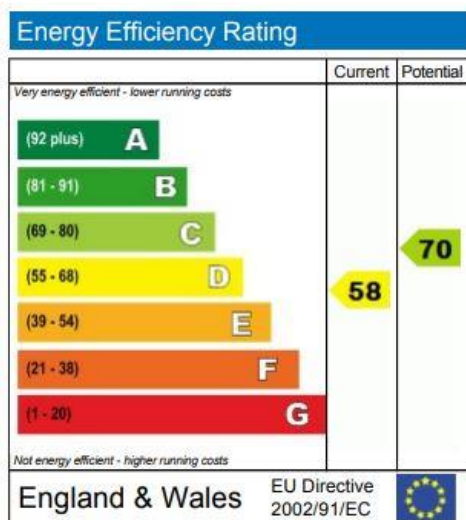
Ground Floor
Approximate Floor Area
719 sq. ft.
(66.8 sq. m.)



First Floor
Approximate Floor Area
610 sq. ft.
(56.7 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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