



3 Leith View, North Holmwood, Dorking, Surrey, RH5 4TG

Price Guide £449,950



- SEMI DETACHED HOME
- OPEN PLAN LIVING
- GENEROUS GARDEN
- MODERN BATHROOM
- GAS CENTRAL HEATING

- THREE BEDROOMS
- RESIDENTIAL CUL DE SAC
- GARAGE + DRIVEWAY
- UPDATED KITCHEN
- NO ONWARD CHAIN

Description

Nestled in the desirable village of North Holmwood this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property is well presented and occupies a pleasant position within a sought-after residential cul-de-sac.

Upon entering, you are welcomed by an entrance hall that leads to a formal living room, perfect for relaxation and entertaining. The heart of the home is the open-plan kitchen/dining room, which overlooks the generous garden, allowing for a seamless connection between indoor and outdoor living. This space is ideal for family gatherings and casual dining.

The first floor comprises three well-proportioned bedrooms, providing space for families and guests. An updated family bathroom completes this level, ensuring modern convenience for everyday living.

Additional benefits of this property include a garage and driveway parking, offering practical solutions for your vehicles. The generous garden, mainly laid to lawn, provides a wonderful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air.

This home is being sold with no onward chain, making it an attractive option for those looking to move swiftly.

Situation

This semi-detached house is situated within a cul-de-sac on a popular and well established residential development.

North Holmwood village centre has a local general store, which includes a post office counter, the Church of St. Johns, the village green with a pond, doctors' surgery and village hall.

Dorking town centre is within approximately 2 miles and offers a well-regarded selection of local and national shops, restaurants and pubs. Dorking Halls on High Street offers cultural entertainment including a theatre and a cinema and the adjoining sports centre.

Dorking and North Holmwood offers a highly regarded selection of primary schools with St. Pauls, St. Johns and Powell Corderoy, Dorking's oldest school and secondary education with the Ashcombe and the Priory C of E.

The immediate area offers some of the county's finest walking, riding and cycling countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill and Holmwood Common all close by.

Tenure

Freehold

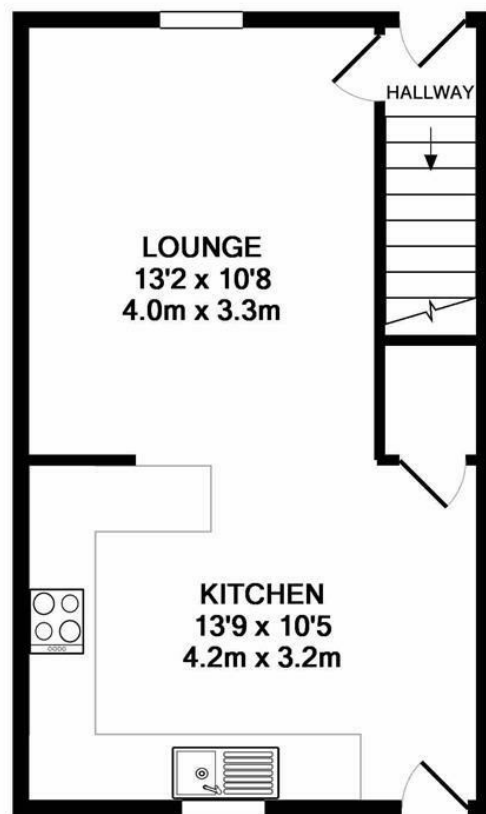
EPC

C

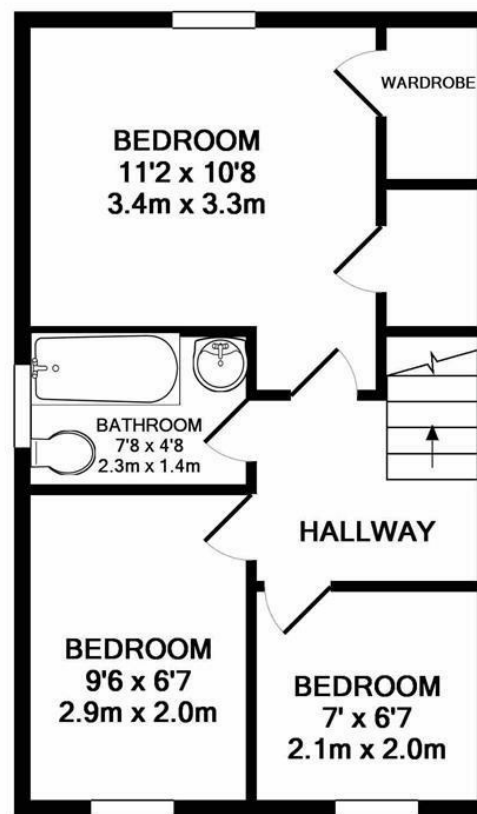
Council Tax Band

D





GROUND FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

