



**patrick  
gardner**  
RESIDENTIAL

6 Warwick Road, Holmwood, Dorking, Surrey, RH5 4NP

Guide Price £525,000





- THREE BEDROOM SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN & BATHROOM
- OFF STREET PARKING TO SIDE
- POPULAR VILLAGE LOCATION
- IDEAL FAMILY PURCHASE
- THROUGH LOUNGE
- WELL PRESENTED THROUGHOUT
- GENEROUS GARDENS
- WALKING DISTANCE TO LOCAL TRAIN STATION
- CLOSE TO NATIONAL TRUST GROUNDS

## Description

A 1930's period 3 bedroom semi detached house in this rural village setting approx. 3.5 miles to the South of Dorking town.

Offered for sale in very good condition throughout, it has been sympathetically modernised with numerous period features still being retained. In typical style from the period that it was built, this family home comprises of a through lounge with log burner, two fireplace surrounds and double doors leading out to the rear garden.

The generous fitted kitchen provides ample storage and benefits from gas hob, electric built under oven and a double bowl ceramic sink unit with wood worktop surfaces.

The staircase leads to the first floor modern family bathroom and all three bedrooms.

Full of character that will appeal to a number of buyers looking for a village setting with easy access to Dorking town centre.

Set on a wide plot with off road parking to the side of the property with a shingle drive.

The rear garden is generous and is relatively secluded with the added benefit of a timber constructed studio erected to the rear of the garden, ideal for those who are looking to work from home.

## Situation

Tenure	Freehold
Lease	Add text here
Service Charge	Add text here
Ground Rent	Add text here
EPC	D
Council Tax Band	



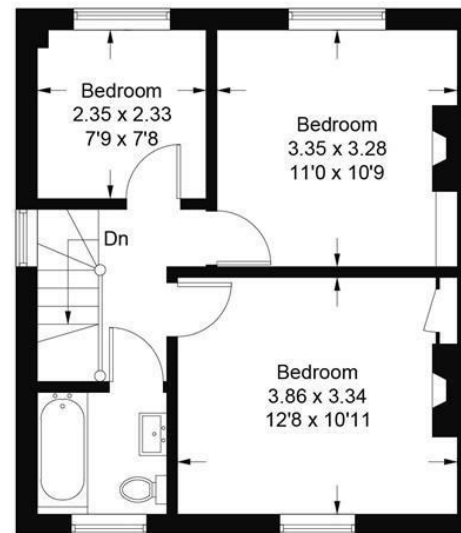


 = Reduced headroom below 1.5m / 5'0

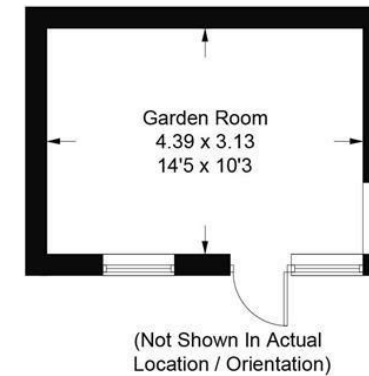
Approximate Gross Internal Area = 79.7 sq m / 858 sq ft  
 Garden Room / Store = 17.6 sq m / 189 sq ft  
 Total = 97.3 sq m / 1047 sq ft



**Ground Floor**



**First Floor**



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 decisions reliant upon them. (ID802428)  
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