



**patrick
gardner**
RESIDENTIAL

4 Abinger Close, North Holmwood, Surrey, RH5 4TB

Price Guide £470,000



- MODERN SEMI DETACHED HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- GARAGE AND PARKING
- SOUTH/EAST FACING GARDEN
- SUPERB HOME STUDIO
- UPDATED FAMILY BATHROOM
- CUL DE SAC LOCATION
- UPGRADED DOUBLE GLAZING

Description

This superb three-bedroom home is situated in a popular residential development and enjoys a fantastic south/east facing garden with home studio. Updated in recent years by the current owners the property enjoys bright and spacious accommodation with the added benefit of a garage and allocated parking.

The accommodation briefly comprises of an entrance hall leading into the formal living room with views to the front garden and beyond. To the rear of the property is the dining room that enjoys direct access to the rear patio. The modern kitchen now provides a selection of base units with matching eye level cupboards, ample work surfaces and a selection of integrated appliances.

The first floor consists of three bedrooms and a modern family bathroom. The master bedroom (13'11x11'4) is a spacious room with bespoke built-in wardrobes. Bedrooms two and three enjoy views of the garden with woodland beyond. The family bathroom consists of fully tiled walls, a modern white suite with bath and shower over.

Externally the garden is a particular feature of the home. Extending to approx. 55 ft and enjoying a south/east aspect the garden is mainly laid to lawn with a patio area and flower bed borders. To the bottom of the garden the home Office/Studio is a fantastic space and provides adaptable accommodation to suit individual needs. There is also an adjoining storeroom. Allocated parking and a garage with electric door is next to the property with gated access from the garden.



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

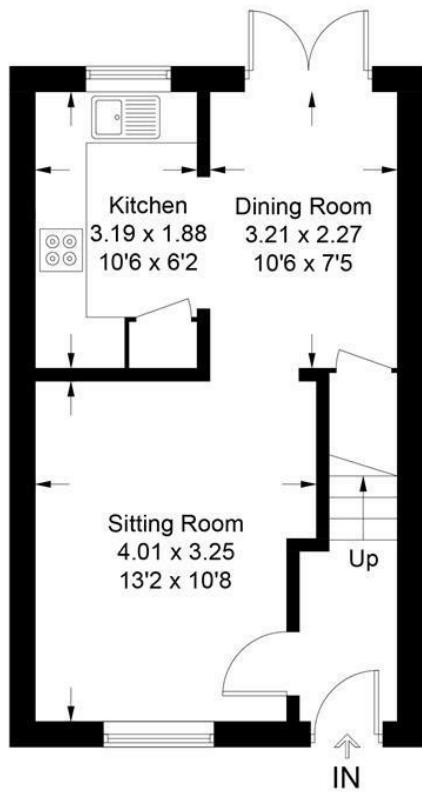
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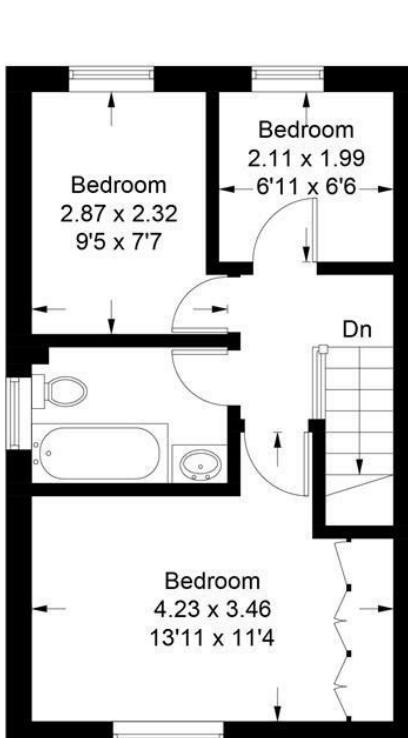
Council Tax Band

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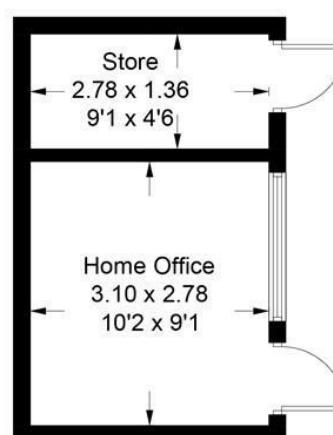
Approximate Gross Internal Area = 63.2 sq m / 680 sq ft
Garage = 26.1 sq m / 281 sq ft
Total = 89.3 sq m / 961 sq ft



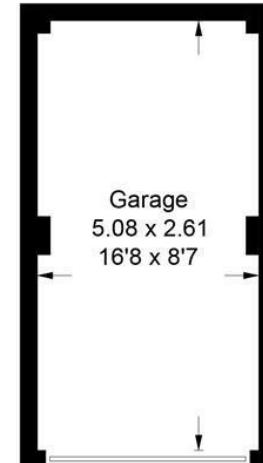
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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

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