



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

Price Guide £425,000



- POPULAR NORTH HOLMWOOD LOCATION
- 3 BEDROOMS
- SINGLE GARAGE & ALLOCATED PARKING
- SOUTH FACING REAR GARDEN
- WELL PRESENTED THROUGHOUT
- END OF TERRACED HOUSE
- IDEAL FIRST BUY
- CUL DE SAC LOCATION
- KITCHEN WITH SEPARATE DINING ROOM,
- SOLE AGENTS

Description

Nestled in the popular village of North Holmwood, this delightful three bedroom end of terraced family home on Abinger Close, offers the perfect blend of comfort and modern living. Just a stone's throw from Dorking, this property is ideally situated for those seeking a peaceful yet convenient lifestyle.

Upon entering, a separate porch area leads into the spacious lounge, the heart of the home with doors leading onto the sunny rear garden. The dining room, leads nicely into the fitted kitchen, with access again into the garden, creating a seamless connection between indoor and outdoor living.

The first floor comprises three bedrooms, ensuring ample space for the family. The master bedroom features built in wardrobes, while the family bathroom serves all the bedrooms.

Additional features of this property include a garage and allocated parking, ensuring that you have plenty of space for vehicles. The secluded south facing rear garden is a real feature of the property and backs onto attractive woodland, perfect for alfresco dining and summer entertaining.

This charming home presents an excellent opportunity for those seeking a peaceful village lifestyle within easy reach of local amenities and transport links.

Situation

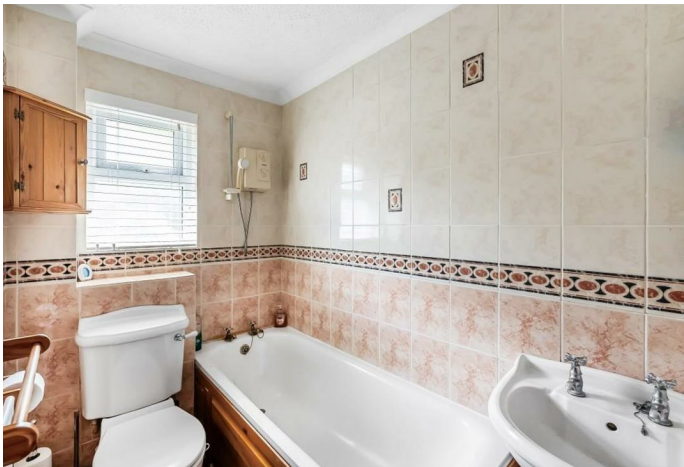
Located in this ever popular residential development in the village of North Holmwood. Local amenities include a general convenience store, which includes a post office counter, the Church of St. Johns, coffee shop, village green with pond, doctors' surgery and village hall.

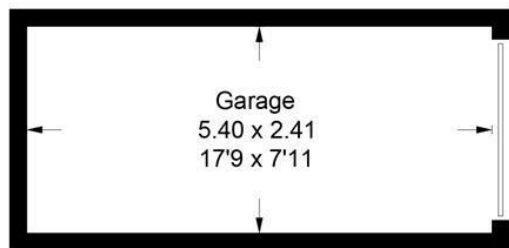
Dorking Town Centre is within approximately two miles and offers a well-regarded selection of local and national shops, restaurants and pubs, whilst Dorking Halls offers cultural entertainment including a theatre and cinema and an adjoining sports centre.

Dorking offers a highly regarded selection of primary and secondary schools and 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.

North Holmwood itself is serviced with regular bus routes into Dorking and surrounding areas and Dorking Mainline Station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction with a journey time of approx. 55 minutes. There are two further stations, Dorking Deepdene & Dorking West, providing services to Guildford, Reigate, Gatwick and beyond.

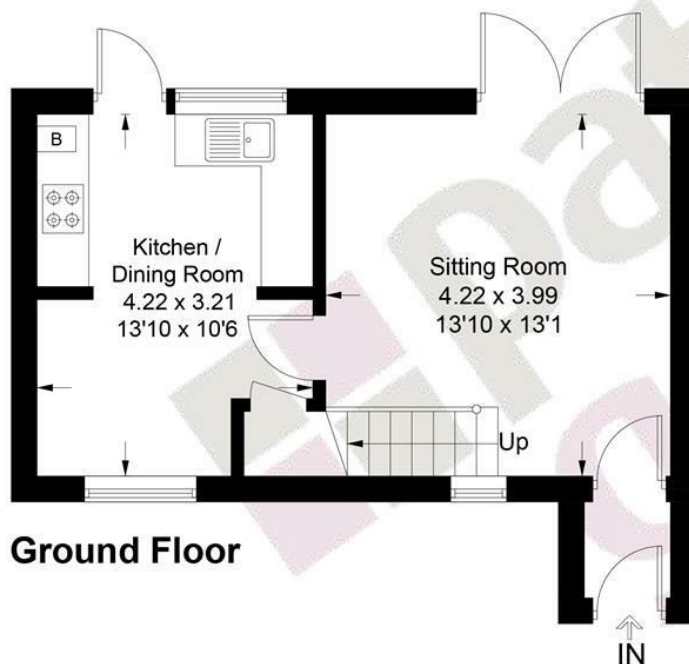
Tenure	Freehold
EPC	D
Council Tax Band	D



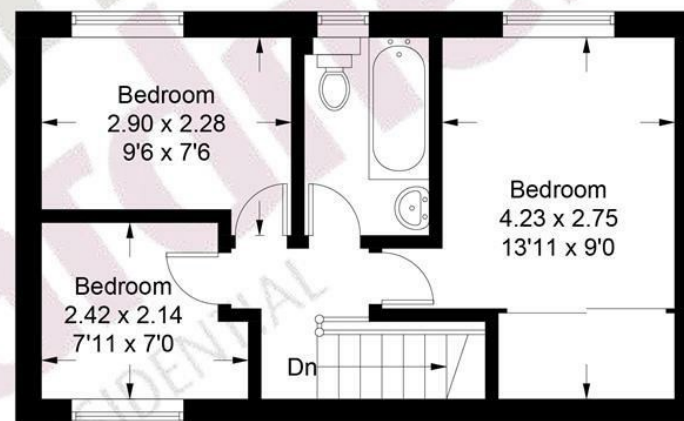


(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area = 63.8 sq m / 687 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 76.8 sq m / 827 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. (ID1293514)

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