



11 St. Johns, North Holmwood, Surrey, RH5 4JG

Price Guide £465,000



- POPULAR ST. JOHNS AREA
- GENEROUS THROUGH LOUNGE
- FIRST FLOOR BATHROOM
- ADDITIONAL OFF ROAD PARKING TO REAR
- EASY ACCESS TO NORTH HOLMWOOD VILLAGE
- 3 BEDROOM TERRACED HOUSE
- MODERN KITCHEN
- GARAGE TO REAR ELEVATION
- LANDSCAPED FRONT & REAR GARDEN
- IDEAL FIRST PURCHASE

## Description

Nestled in the charming area of St. Johns, North Holmwood, this delightful mid-terraced house offers a perfect blend of modern living and convenient access to local amenities. Built in the 1950's, the property boasts three well-proportioned bedrooms, making it an ideal family home. The spacious through lounge, measuring an impressive 26'02" by 11'00", provides a welcoming space for relaxation and entertaining.

The modern kitchen is designed for practicality, ensuring that meal preparation is a pleasure. A well-appointed bathroom is located on the first floor, catering to the needs of the household.

The property is complemented by beautifully landscaped front and rear gardens, with a covered patio, perfect for enjoying the outdoors or hosting gatherings. Additionally, a single garage at the rear of the property also offers convenient additional parking and direct access to the garden.

The Church of England Parish Church of St. Johns is also conveniently located nearby, adding to the community feel of the area. This property is not just a house; it is a home that offers comfort, convenience, and a wonderful lifestyle in a sought-after location.

## Situation

This terraced house is situated within a cul-de-sac on a popular and well established residential development of St. Johns, North Holmwood.

North Holmwood village centre has a local "Morrisons" 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 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. John's, St. Paul's, and Powell Corderoy, Dorking's oldest school and secondary education with the Ashcombe and the Priory C of E.

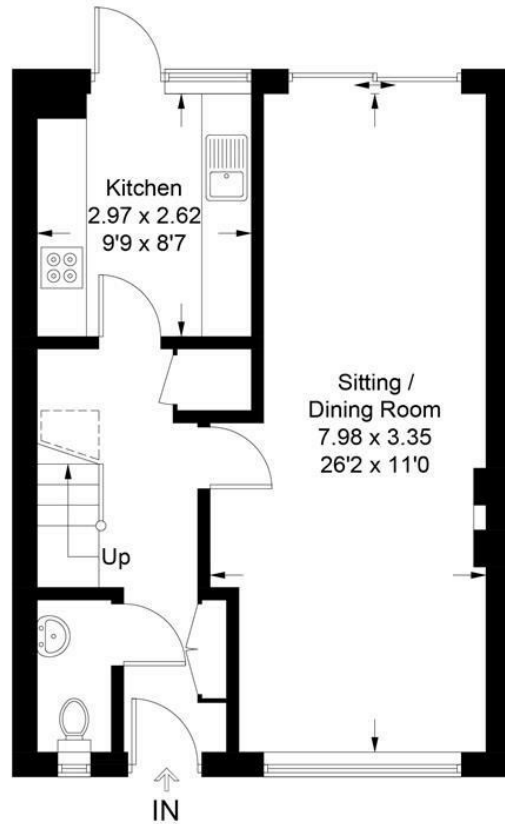
The area offers some of the County's finest walking, riding and cycling National Trust countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill and Holmwood Common all close by.

|                  |          |
|------------------|----------|
| Tenure           | Freehold |
| EPC              | D        |
| Council Tax Band | E        |

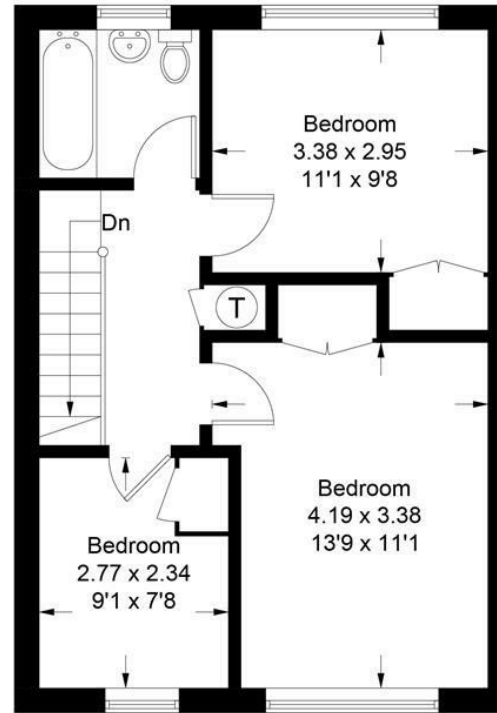


 = Reduced headroom below 1.5m / 5'0

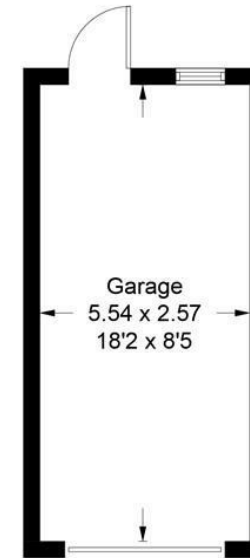
Approximate Gross Internal Area = 87.8 sq m / 945 sq ft  
 Garage = 14.1 sq m / 152 sq ft  
 Total = 101.9 sq m / 1097 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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. (ID1246918)

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