



3 Winfield Grove, Newdigate, Dorking, Surrey, RH5 5AZ

Price Guide £550,000



- SEMI-DETACHED HOUSE
- THREE/FOUR BEDROOMS
- OFF-STREET PARKING
- POPULAR VILLAGE SETTING
- NO ONWARD CHAIN
- CONSERVATORY TO REAR
- GENEROUS REAR GARDEN
- PEACEFUL CUL-DE-SAC
- RECENTLY UPDATED KITCHEN
- ATTRACTIVE REAR DECKING

Description

This is a wonderful opportunity to buy an extended three/four-bedroom, semi-detached family home, which has been refreshed and modernised by its current owners. It is situated in a peaceful cul-de-sac, in the heart of the sought-after village of Newdigate, moments from the village green and other local amenities.

Ground floor accommodation in this post-war, period property comprises of a recently updated kitchen, a spacious entrance hall, which leads into the double-aspect living room and then onto the bright and airy double-glazed conservatory overlooking the wooden decking and rear garden. The single-storey, ground floor extension provides the ideal study, office or playroom space or could be used as a fourth bedroom. The corner ensuite shower room has Jack and Jill doors, opening onto the extension and the main hallway.

Situated on the first floor are three well-proportioned bedrooms, served by a modern, family bathroom.

To the front of the property is a driveway with parking space for several cars and, to the back, a large garden, including an attractive decking area, perfect for entertaining.

The property also benefits from no onward chain.

Situation

This property is located within the picturesque and thriving village of Newdigate, which is situated in the Low Weald area of Surrey. The local shop, church and pubs are close at hand with its cricket club, bowls club, local doctors' surgery and village hall. The popular Newdigate C of E Infant School is a short distance away.

Nearby, in the neighbouring village of Beare Green there is a further selection of shops and the local train station of Holmwood with services, north to London Victoria, and south to Horsham. The nearby town of Dorking (five miles) offers regular services to London Waterloo.

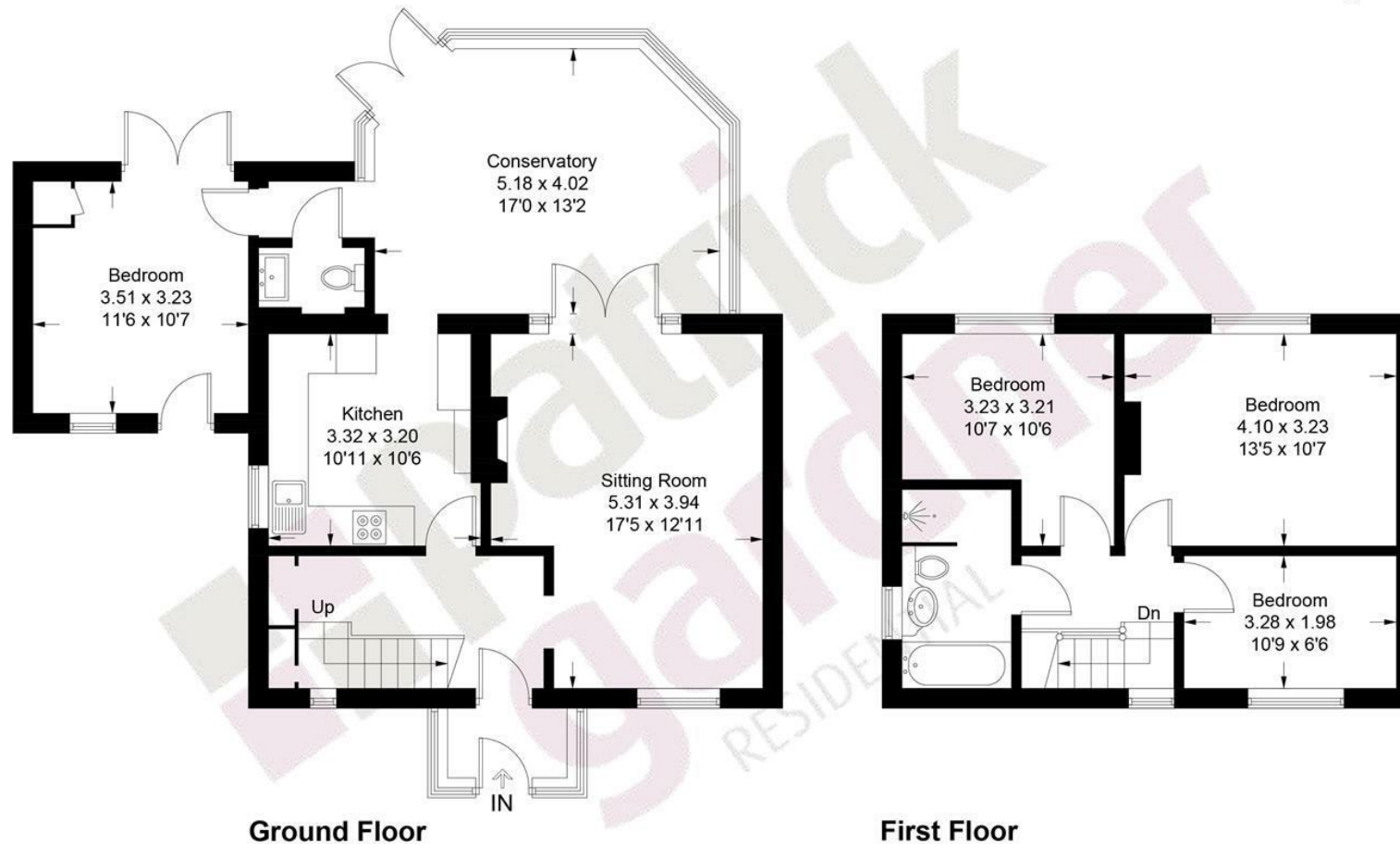
Dorking, Reigate and Horsham (both approximately eight miles) offer a comprehensive range of facilities including restaurants, shops, supermarkets, weekly markets, state and private nurseries and schools, churches, doctors' surgeries, sports halls and gyms, theatres and cinemas.

Junctions 8 and 9 of the M25 (approximately eight miles and eleven miles, respectively) provide convenient access to the national motorway network. Gatwick and Heathrow airports are approximately eight and thirty miles away, respectively, by local roads or the M25. The 93 bus route serving Horsham to Dorking is also available.

Tenure	Freehold
EPC	D
Council Tax Band	D



Approximate Gross Internal Area = 119.9 sq m / 1290 sq ft



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. (ID1342665)
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