



**patrick
gardner**
RESIDENTIAL

8 Treelands, North Holmwood, Surrey, RH5 4TE

Price Guide £310,000



- ONE BEDROOM END OF TERRACE HOME
- WELL PRESENTED THROUGHOUT
- SITTING ROOM
- SOUTH/WEST FACING GARDEN
- MASTER BEDROOM WITH BUILT IN WARDROBES
- FREEHOLD
- MODERN KITCHEN
- CUL DE SAC LOCATION
- ALLOCATED PARKING
- GARDEN ROOM

Description

Nestled in the charming area of Treelands, North Holmwood, this well-presented one-bedroom semi-detached house offers a delightful living experience at the end of a peaceful residential cul-de-sac. The property boasts a modern kitchen that seamlessly connects to a formal reception room, creating an inviting space for both relaxation and entertaining. Additionally, a separate garden room enhances the living area, providing a versatile space that can be used as a study or a tranquil retreat.

The spacious master bedroom is a true highlight, featuring double aspect views that fill the room with natural light, along with built-in wardrobes that offer ample storage. The family bathroom is both stylish and functional, equipped with a bath and shower over, complemented by a modern white suite.

One of the standout features of this home is the south/west facing garden, which extends to approximately 40 feet. This outdoor space is perfect for enjoying sunny afternoons, gardening, or hosting gatherings with friends and family.

This property is ideal for first-time buyers or those seeking a cosy retreat in a serene setting. With its tasteful decor and thoughtful layout, it presents a wonderful opportunity to embrace comfortable living in a sought-after location.



Situation

This end of terrace home is situated within a cul-de-sac location 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

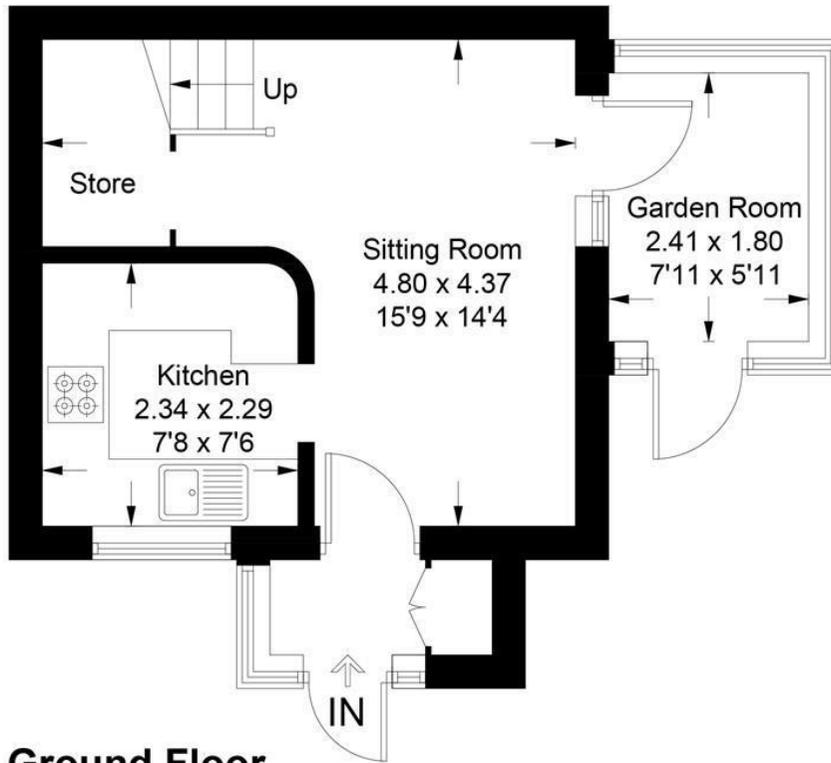
EPC

D

Council Tax Band

C

Approximate Gross Internal Area = 49.3 sq m / 531 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. (ID1258759)

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