



**patrick
gardner**
RESIDENTIAL

17 Leith View, North Holmwood, Surrey, RH5 4TG

Price Guide £300,000



- ONE BEDROOM HOME
- CUL DE SAC LOCATION
- FORMAL LIVING ROOM
- PARKING FOR TWO CARS
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- FREEHOLD
- UPDATED KITCHEN
- UTILITY AREA
- MODERN SHOWER ROOM
- DELIGHTFUL PRIVATE GARDEN

Description

Occupying a superb position within a popular residential cul de sac, this well-presented one-bedroom house offers a delightful living experience within a sought after location. The property is presented in wonderful order throughout, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter, you will appreciate the inviting living room, which boasts views to the front and space for a dining table, perfect for entertaining guests or enjoying quiet meals at home. The kitchen and bathroom have both been tastefully updated in recent years, ensuring modern convenience and style. The bedroom (13'1 x 12'0) is a generous space and includes built in wardrobes. There is also a very useful utility area.

One of the standout features of this property is the pretty garden that backs onto tranquil woodland, providing a serene outdoor space to relax and unwind. Additionally, the house benefits from allocated parking for two cars, a rare find in such a desirable location.

The property is double glazed throughout and equipped with gas central heating, ensuring warmth and comfort during the colder months. This charming home is not only a wonderful place to live but also offers a sense of community in a picturesque setting.

In summary, this one-bedroom house in Leith View is a fantastic opportunity for those seeking a well-maintained property with modern amenities, a lovely garden, and convenient parking.



Situation

This one bedroom 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

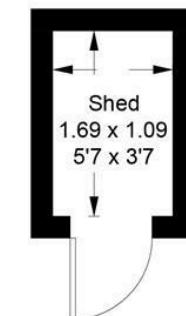
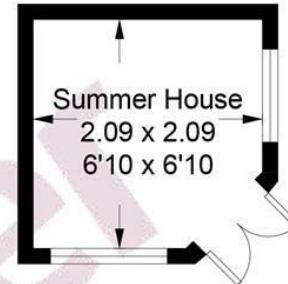
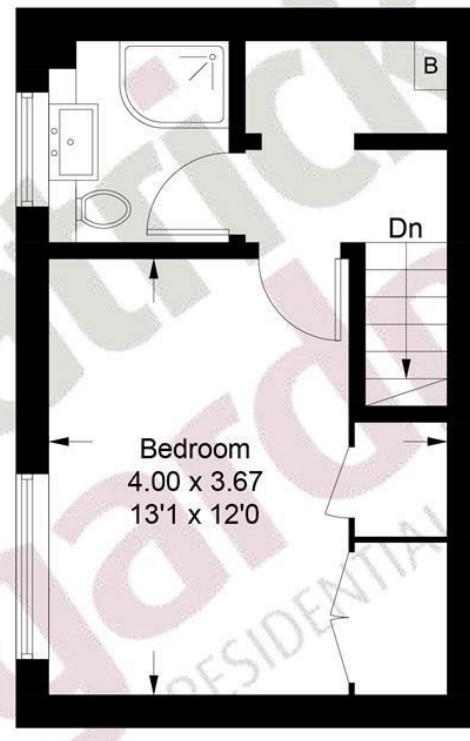
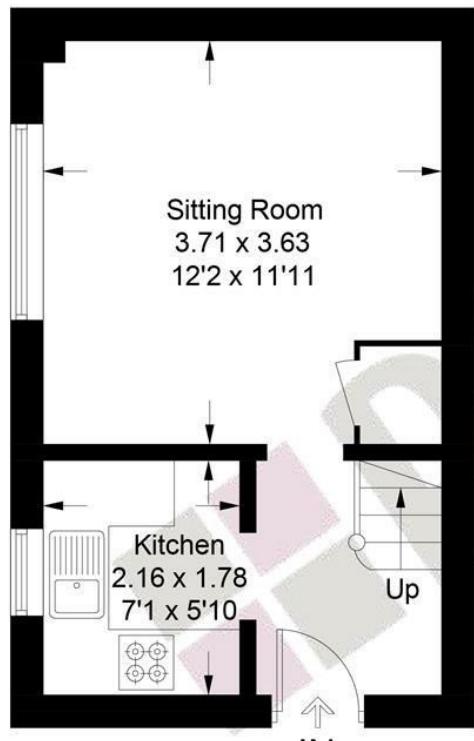
EPC

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Council Tax Band

C

Approximate Gross Internal Area = 43.9 sq m / 472 sq ft
Shed = 1.9 sq m / 20 sq ft
Summer House = 4.2 sq m / 45 sq ft
Total = 50.0 sq m / 537 sq ft



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