



78 Wildcroft Drive, North Holmwood, Dorking, Surrey, RH5 4TX

Guide Price £745,000



- MODERN & SPACIOUS FAMILY HOME
- ENCLOSED SOUTH WEST FACING GARDEN
- OPEN PLAN LOUNGE/DINER
- REMODELLED BATHROOM SUITE
- SNUG/ T.V. ROOM
- 4 BEDROOMS
- BACKING ONTO LIGHT WOODLAND
- 'MAGNET' FITTED KITCHEN
- EN SUITE TO MASTER BEDROOM
- GARAGE AND OFF STREET PARKING

Description

This bright and spacious family home is presented in lovely condition throughout with the benefit of a modern fitted kitchen breakfast room, three reception rooms, an en suite bathroom to the Master bedroom and a delightful South West facing rear garden.

The family friendly accommodation comprises a small entrance hall with w.c. The open plan lounge diner has a double aspect view to the front and rear elevations with sliding patio doors which lead out to the rear garden. The 'Magnet' fitted kitchen has been very well designed with a large collection of units, complemented with ample worktop surfaces and a breakfast bar, ideal for those morning breakfasts with the family. From here the owners have created a cosy snug/t.v. room, a great retreat for some quiet, me, time. Access is provided for the utility room and door into the integral garage.

On the first floor you will find all four double bedrooms along with the recently remodelled, family bathroom suite.

The property has the added benefit of recently installed double glazed front door and windows throughout helping to keep the property very warm in the Winter. Outside there is plenty of dedicated, private off road parking with side pedestrian access in to the secluded garden. The current owners has built a spacious garden room which could be used in many ways, either a gym/workout, a kids playroom or even that office study, while you work from home The garden has a large lawn. Backing onto an area of light woodland, the garden provides a good degree of privacy.

Situation

This detached house sits comfortably within this popular and established residential development.

North Holmwood Village Centre has a local "Morrisons" convenience 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 two miles and offers a well-regarded selection of local and national shops, restaurants and pubs. Dorking Halls on the High Street offers cultural entertainment including a theatre and cinema and an adjoining sports centre.

Dorking 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.

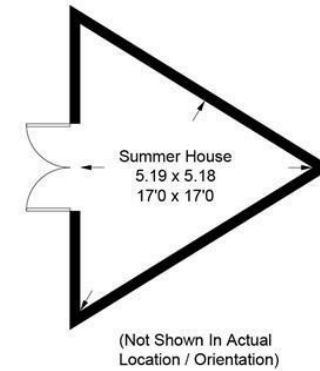
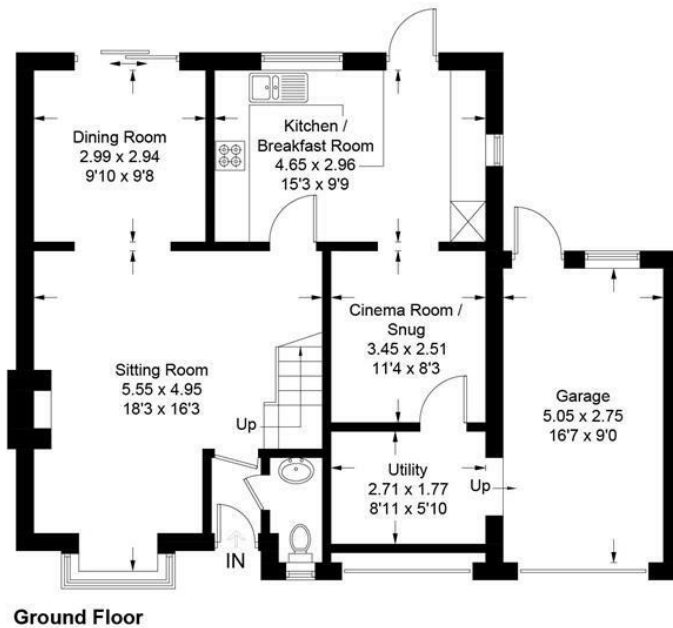
The immediate area offers some of the County's finest walking, riding and cycling countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill and Holmwood Common all close by.

Just to the North of the Town Centre are Dorking Mainline & Deepdene stations for London, the South Coast, Redhill, Gatwick, Guildford & beyond. The M25 is accessed at Junctions 8 & 9, Reigate & Leatherhead.

Tenure	Freehold
EPC	C
Council Tax Band	F



Approximate Gross Internal Area = 135 sq m / 1453 sq ft
 Summer House = 10.5 sq m / 113 sq ft
 Total = 145.5 sq m / 1566 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. (ID743123)

www.bagshawandhardy.com © 2021

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

