



Front elevation

**Two bedroom Victorian Cottage with off road parking.**



**2 Wayside Cottages, Horsham Road, Holmwood, Surrey, RH5 4NG**



Kitchen

- No onward chain
- Sitting room
- Dining area
- Fitted kitchen
- 2 Bedrooms
- Updated bathroom
- Gas central heating and double glazing
- 2 Parking spaces
- West facing garden



Bathroom

**GUIDE PRICE**

**£285,000**

**LEWIS  
WHITE**

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## Accommodation:

### Entrance lobby:

Front door into small lobby, further door to sitting room.

### Sitting room: 4.90m x 3.67m

Bright east facing room with fireplace and fitted shelving. Glazed door to dining room.

### Dining room: 3.67m x 2.47m

Open plan to kitchen, under stairs cupboard. Exposed timber beams.

### Kitchen: 3.56m x 3.67m

Range of base and wall units with contrasting work surfaces, stainless steel sink unit, electric hob, twin electric ovens, Space and plumbing for washing machine, wall mounted gas boiler. Door leading to the west facing garden.

### Stairs to first floor:

These details are of course subject to any necessary consents and regulations. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission or accidental error shall be a ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Purchaser.

### Bedroom 1: 3.67m x 3.50m

Bright east facing double bedroom, fitted double wardrobe.

### Bedroom 2: 3.67m x 2.73m

Double bedroom with two double fitted wardrobes. Pleasant outlook over rear garden.

### Bathroom:

Updated bathroom with white suite comprising panelled bath with mixer taps, shower fittings and shower screen. Pedestal basin and WC, neutral tiles and chrome ladder style towel rail.

### Rear garden:

The rear garden is west facing with a good size level lawn. Garden shed, outside tap.

### Parking:

Space to park 2 vehicles off road.

### Summary:

This is a lovely cottage with an excellent west facing garden. Dorking is only a short drive away and there is a bus stop close by. The property is located close to The Stove Emporium.

**Council tax band: D**

**EPC Rating: Current 73 Potential 87**

**PRS** Property  
Redress  
Scheme

Sitting room



Bedroom 1



Dining room



Garden

