



Ashley Road, Westcott

- NO ONWARD CHAIN
- DRIVeway FOR SEVERAL CARS
- GARAGE
- FAMILY BATHROOM
- WALKING DISTANCE TO SHOPS
- QUIET CUL DE SAC
- CLOSE TO STUNNING COUNTRYSIDE

Offers In Excess Of £400,000

- ENCLOSED REAR GARDEN
- CONSERVATORY

EPC Rating 'TBC'



NO chain & Potential to extend STPP*

A delightful two double bedroom semi-detached home situated along a sought after road within walking distance of everything the pretty village of Westcott has to offer including the shops, public house and popular local school.

This delightful property has been a well-loved home for over 30 years and now offers a new owner the wonderful opportunity to update and extend STPP.

The accommodation starts in the front aspect sitting room which is a good sized room benefitting from a bay window and feature fireplace. The rear aspect kitchen/dining room offers a range of base and eye level units, work surfaces, sink with drainer and space for appliances plus room for a table and chairs. This room benefits from lots of natural light via five windows and a door to the sunroom. The Sun room is a useful extra room with space for chairs/sofa and has access to the garden.

Upstairs the landing has access to all rooms and the good size loft area via a ladder. The front aspect Master bedroom is a generous sized double with built in wardrobes. The 2nd bedroom is another good sized double bedroom with a built in cupboard and two windows overlooking the garden. The bathroom finishes the accommodation.

Outside

To the front is a pretty garden and driveway parking that leads to the front door and rear garden.

The rear garden is a lovely size and fence enclosed, with a generous patio accessed directly from the house, an area of lawn and a number of feature beds and borders with a selection of flowers. In addition, there is a detached garage.

THIS SALE IS SUBJECT TO PROBATE

Location

Westcott is surrounded by some of Surrey's finest and unspoilt countryside, within the village of Westcott, providing a small selection of shops, village pub, school, doctors surgery and village church. For more comprehensive facilities the town of Dorking lies within close proximity and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and London Victoria). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre. The general area around Westcott is highly regarded for its outstanding countryside and this property is very close to the route 22 cycle route.

VIEWING - Strictly by appointment through Seymours Estate Agents, Dorking, RH4 2JZ.

FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract



Ashley Road, RH4

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft
 Garage = 11.1 sq m / 119 sq ft
 Total = 90.7 sq m / 976 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 any decisions reliant upon them. (ID812474)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

27 South Street, Dorking,
 Surrey, RH4 2JZ

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674

