



## Ashley Road, Westcott

Guide Price £425,000

EPC Rating '48'

- QUIET CUL DE SAC
- PRIVATE REAR GARDEN
- THREE BEDROOMS
- WALKING DISTANCE TO SHOPS
- FAMILY BATHROOM
- GARAGE & PARKING
- CLOSE TO STUNNING COUNTRYSIDE
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- POTENTIAL TO EXTEND STPP





A well-presented three-bedroom, mid terraced house within a popular 'no through' road in Westcott village. Featuring a westerly facing rear garden and situated just a few moments away from everything the village has to offer including the shops, excellent butchers, pubs, nursery and popular local school.

The front door opens into a useful entrance porch, in turn providing access to the principle accommodation and staircase leading to the first floor. The front aspect sitting room is an excellent size, bright space featuring original block parquet flooring and benefits from a large picture window allowing plenty of natural light to flood in. Next is the kitchen/dining room, which has been fitted with a range of painted base and eye level cabinetry, ample work surface space and integrated appliances. This room is large enough for a dining table and chairs and opens out onto the west facing garden. The ground floor also benefits from under floor heating throughout.

Stairs rise to the first floor landing, with access to all bedrooms, bathroom and the part boarded loft. The master bedroom is a generous sized double with plenty of space for wardrobes and enjoys views across the rear garden. Bedroom two is another good-sized front aspect double bedroom. The third and final is a good-sized single room which could alternatively be used as a home office if required. A well sized shower room which services the three bedrooms finishes off the first floor accommodation.

#### Outside

The fence enclosed rear garden is mainly laid to lawn and bordered by mature plants and hedged. The large patio area is perfect for outdoor entertaining in the warmer months. Further benefits is the single garage and garden shed.

#### 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 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, 27 South Street, Dorking, RH4 2JZ.

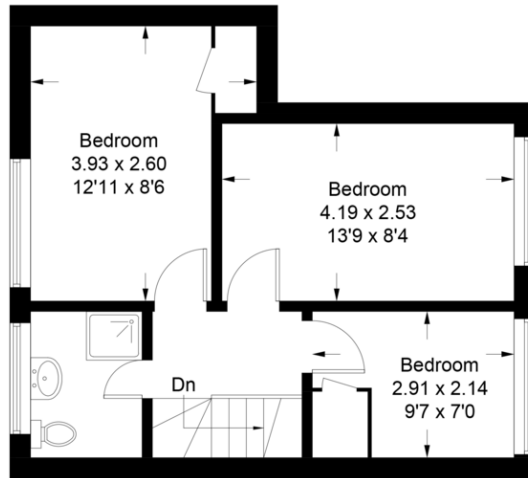
**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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

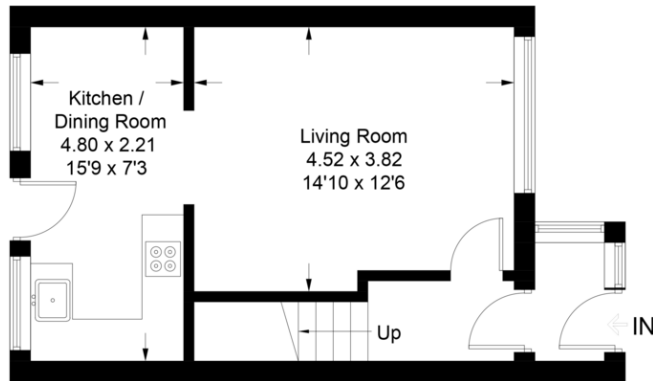


## Ashley Road, RH4

Approximate Gross Internal Area = 73.7 sq m / 793 sq ft



**First Floor**



**Ground 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 any decisions reliant upon them. (ID871462)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	48   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

27 South Street, Dorking,  
Surrey, RH4 2JZ

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.