



The Crown, Guilford Road

Westcott

Offers In Excess Of £550,000

Property Features

- TWO DOUBLE BEDROOMS
- PERIOD FEATURES
- UPDATED THROUGHOUT
- LANDSCAPED GARDEN
- TWO PARKING SPACES
- LARGE KITCHEN/DINING ROOM
- CENTRE OF WESTCOTT
- MASTER BEDROOM WITH EN SUITE
- CLOSE TO STUNNING COUNTRYSIDE
- NO CHAIN



Full Description

NO CHAIN

An exciting opportunity to purchase a thoughtfully designed and beautifully converted two double bedroom terraced property with two parking spaces located in an exclusive collection of just seven newly built and converted homes. They are located in the centre of Westcott, nestled amongst the rolling Surrey Hills registered as an area of outstanding natural beauty.

This high-quality property has been sympathetically converted and finished to an exceptional standard and includes brushed engineered wood flooring, exposed beams, double-glazed sash windows, high quality Twist pile carpets, Bosch appliances and also the bonus cellar room.

This property also comes with two parking spaces (one of which has an electrical charging point) and a private enclosed landscaped rear garden. It also includes a 10-year structural and defects warranty offering a high level of protection.

This property is council tax band E.

The current service charge for car park and outside spaces is £250 per annum.

Location

5 Crown Court is located in Westcott and is surrounded by some of Surrey's finest and unspoilt countryside. Within the village of Westcott are a small selection of shops, village pub, school, doctor's surgery and village church. The town of Dorking lies within proximity and provides additional shopping, recreational and educational facilities, together with a mainline station (direct to 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 and recognised as an area of outstanding natural beauty, providing easy access to country paths and cycle routes.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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





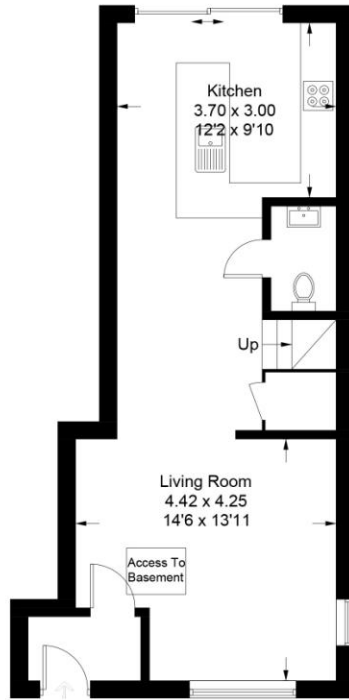
The Crown RH4

Approximate Gross Internal Area = 90.8 sq m / 977 sq ft
 (Excluding Reduced Headroom / Including Basement)
 Reduced Headroom = 18.3 sq m / 197 sq ft
 Total = 109.1 sq m / 1174 sq ft

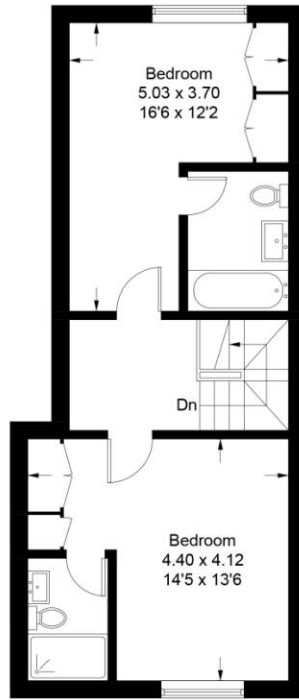


Basement

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First 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. (ID903838)



COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

Cummins House, 62 South Street, Dorking,
 Surrey, RH4 2HD

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sales@seymours-dorking.co.uk
 01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

