



Ashley Road, Westcott

Guide Price £450,000

EPC Rating '40'

- THREE BEDROOMS
- SCOPE TO MODERNISE & EXTEND (STPP)
- LARGE KITCHEN
- FAMILY BATHROOM
- QUIET CUL DE SAC
- ENCLOSED REAR GARDEN
- DRIVEWAY FOR SEVERAL VEHICLES
- GARAGE

- WALKING DISTANCE TO LOCAL SHOPS
- CLOSE TO STUNNING COUNTRYSIDE



A delightful three bedroom semi-detached home offering plenty of potential to modernise and extend, with the benefit of off-street parking, a rear garden and garage. Located in the heart of Westcott village, within a walk of the local shops, public house and popular school.

While it's clear to see what a much-loved family home it has been over the years, it now offers a new owner the wonderful opportunity to create something truly their own. The accommodation starts in the front aspect sitting room which is a well sized 14'6ft x 12'2ft, benefitting from a large bay window and feature electric fireplace. The rear aspect kitchen/dining room offers a range of base and eye level units, work surfaces with breakfast bar, sink with drainer and space for appliances, plus room for a table and chairs. Large dual aspect windows provide an abundance of natural light and offer a peaceful garden view from the dining area.

Stairs rise to the first floor landing, providing access to all rooms and the loft. The front aspect master bedroom is a generous sized double with built in wardrobes. The second bedroom is another double with a double aspect and the third bedroom with a garden view offers space for a single bed or would make an ideal study. Servicing the bedrooms is a three piece bathroom.

Outside

The front driveway offers parking for several vehicles and leads directly into the rear garden.

The rear garden is fence enclosed and fully laid to lawn bordered by a selection of mature trees and shrubs. In addition, there is a detached garage.

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

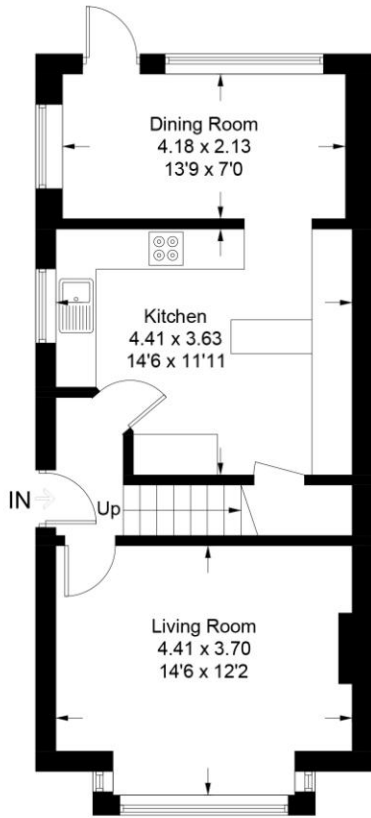
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

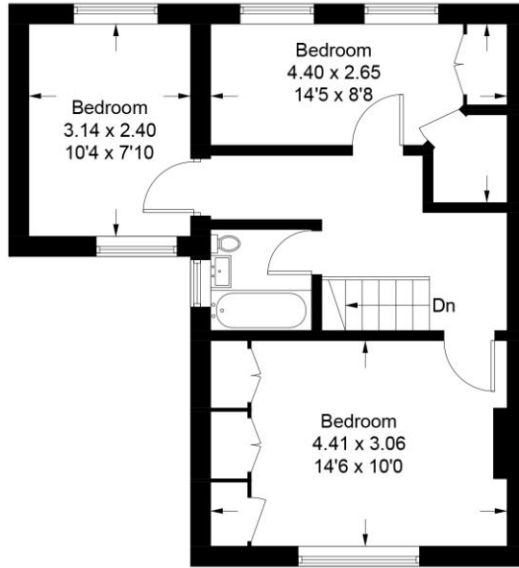


Ashley Road, RH4

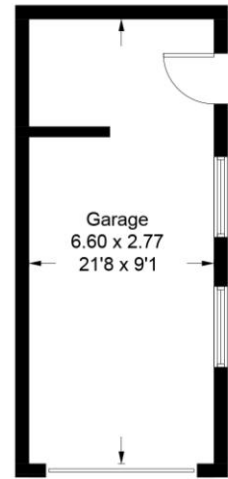
Approximate Gross Internal Area = 88.4 sq m / 951 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Total = 106.5 sq m / 1146 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID952192)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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