



Bailey Road

Westcott, Dorking

Offers Over £450,000

Property Features

- *NO ONWARD CHAIN*
- THREE BEDROOMS
- DELIGHTFUL REAR GARDEN
- CLOSE TO STUNNING OPEN COUNTRYSIDE
- POTENTIAL TO EXTEND STPP
- CHARMING PERIOD FEATURES
- WALKING DISTANCE TO LOCAL SHOPS
- LOCATED IN THE HEART OF WESTCOTT VILLAGE
- CLOSE TO LOCAL SCHOOLS
- FAR REACHING VIEWS TOWARDS RANMORE



Full Description

NO ONWARD CHAIN A characterful three double bedroom, semi-detached home providing flexible accommodation over three floors and offering great potential for customisation and personalisation to suit personal preferences. Located in the heart of Westcott village and within walking distance to the local shops, stunning countryside, public house and popular school.

The accommodation starts in the front aspect living room, which is a good sized 14ft x 12ft, benefitting from a large bay window which fills the room with plenty of natural light and feature fireplace. Next is the sitting room with useful under stairs storage cupboard and feature fireplace. The dual aspect windows provide views out to the delightful garden and make this room feel bright and spacious. Both rooms have original wooden floors running throughout which brings a sense of charm to these rooms. The rear aspect kitchen offers a range of base and eye level units, a range of built in appliances and space for a fridge/freezer. There is a good amount of worktop space for all the expected modern appliances. In addition, there are two windows providing lots of natural light and a door out to the garden for convenient rear access.

Stairs rise to the first-floor landing, providing access to all off the upstairs accommodation. The front aspect master bedroom is a generous sized double with built in wardrobes and a feature fireplace which adds character to the room. The second bedroom is another double with lovely views out to the garden. Next to this is the spacious bathroom which offers a white three-piece suite with overhead shower. The bathroom also has convenient floor to ceiling storage for towels and toiletries. Stairs from the landing lead up to the top floor and third bedroom which is a great size double with eaves storage and fantastic views towards Ranmore Common.

Outside

Located on the extremely popular Bailey Road, this property is set back from the road by a low maintenance front garden with mature hedging and a brick wall to provide a sense of privacy from the road. Access to the property is down a side pathway which also provides access to the gated rear garden. The rear garden is fully laid to lawn bordered by a selection of mature trees and shrubs. In addition, there is a shed for storing garden tools and equipment.

Location

Westcott is surrounded by some of Surrey's finest and unspoilt countryside, with Westcott village 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.

Council Tax Band D

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Bailey Road, RH4

Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft

Eaves Storage = 9.7 sq m / 104 sq ft

Total = 110.4 sq m / 1188 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. (ID962917)

CONTACT

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COUNCIL TAX BAND D

TENURE Freehold

LOCAL AUTHORITY Mole Valley District Council



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