



Bailey Road

Westcott, Dorking

Guide Price: £395,000

Property Features

- TWO DOUBLE BEDROOMS
- VICTORIAN CHARACTER HOME
- RECENTLY REFITTED KITCHEN
- COSY LIVING ROOM
- SEPERATE STUDY ON FIRST FLOOR
- FAMILY BATHROOM
- PRIVATE REAR GARDEN
- GATE PROVIDING REAR ACCESS
- LOCATED IN THE HEART OF WESTCOTT VILLAGE
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



Full Description

This attractive mid-terrace home boasts two bedrooms and a bonus study room, combining period charm with modern style. Situated conveniently close to Westcott's amenities and picturesque open countryside, it offers well-presented accommodation in a charming village location.

Upon entering, you are greeted by a cosy yet bright sitting room at the front, featuring original stripped flooring and a charming fireplace. The kitchen/breakfast room has recently been updated, showcasing a comprehensive range of fitted base and eye level units, ample worktop space and provisions for all appliances. There is also a spacious understairs storage cupboard. The family bathroom is located to the rear of the property, featuring a neutral three-piece suite and a back door leads directly into the garden.

Ascending the staircase, you reach the first floor, where the generously sized master bedroom awaits at the front, boasting a bountiful storage space and a characterful feature fireplace. The current owners have created a study for the purposes of working from home. While this makes an excellent bonus area from which to work, it could be incorporated back into the second bedroom if desired. The second bedroom features a rear aspect, offering space for a double bed and wardrobes. Adding further appeal to this property is the generous loft space, accessible via pull down ladder.

Outside

The front garden welcomes you through a picket fence gate, leading to the front door. The delightful rear garden has been thoughtfully transformed into a calmingspace, featuring well-stocked raised beds and an area of lawn. A shed provides space for storing garden tools and equipment and a gate is located on the rear fence, providing convenient access to miles of stunning countryside walks.

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.

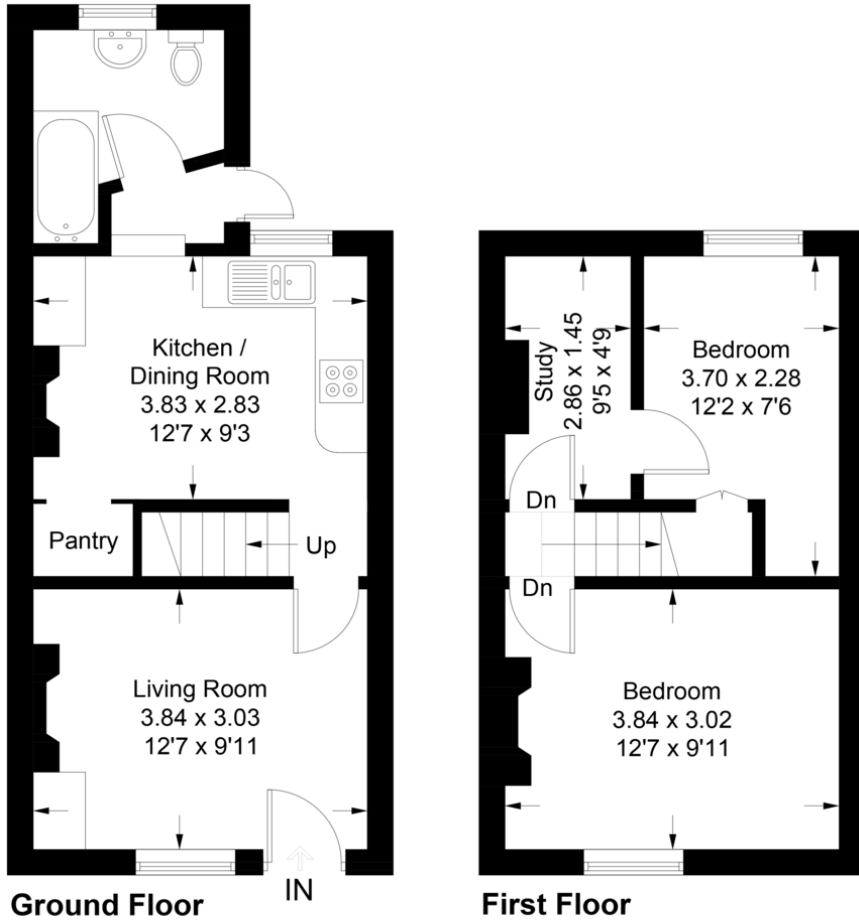
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





Bailey Road, RH4

Approximate Gross Internal Area = 59.6 sq m / 641 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. floorplansUsketch.com © (ID961829)

CONTACT

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COUNCIL TAX BAND D

TENURE Freehold

LOCAL AUTHORITY MOLE VALLEY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

