



Bailey Road, Westcott

Guide Price £425,000

- TWO DOUBLE BEDROOMS
- COMPLETELY REFURBISHED
- REAR GARDEN
- UPDATED KITCHEN/BREAKFAST ROOM
- MODERN SHOWER ROOM
- PERIOD FEATURES
- SHORT WALK TO EVERYTHING WESTCOTT HAS TO OFFER

EPC Rating '71'

- COSY YET BRIGHT SITTING ROOM
- CLOSE TO STUNNING COUNTRYSIDE



This charming flint fronted two double bedroom home is located within the village of Westcott, offering bright and flexible accommodation, along with a beautifully rear garden. There is also the potential to convert the loft into further accommodation, subject to obtaining the necessary planning permission.

Upon entering the house, you will find a cosy living room with feature electric fireplace, ambient room lighting within the ceiling and brand-new double-glazed sash windows. Leading through the hall, there is a stylish kitchen/breakfast room that has been recently updated with a beautiful, polished Venetian plaster feature wall and under stairs storage. The kitchen itself has been fitted with a range of modern base and eye level units, complemented by ample worktop space and room for the expected appliances. A door opens directly onto the garden and a family wet room in need of modernising completes the ground floor accommodation.

Stairs rise to the first floor landing, providing access to all the bedrooms and a loft hatch. The Master bedroom is particularly spacious and includes a useful en-suite toilet and sink. Bedroom two is another generous double, with a garden aspect. It is worth noting that some houses in the area have divided this room to create a third bedroom. The owner has had plans drawn up to convert the loft into additional accommodation.

Outside

The property offers a small gated front garden with a path leading to the entrance.

The rear garden is a delightful space that has been designed for low maintenance, featuring an extensive patio area and a lawn, making it perfect for outdoor dining and entertainment during the warmer months. The garden is enclosed by fencing, providing privacy and includes well-stocked raised borders, adding to its visual appeal.

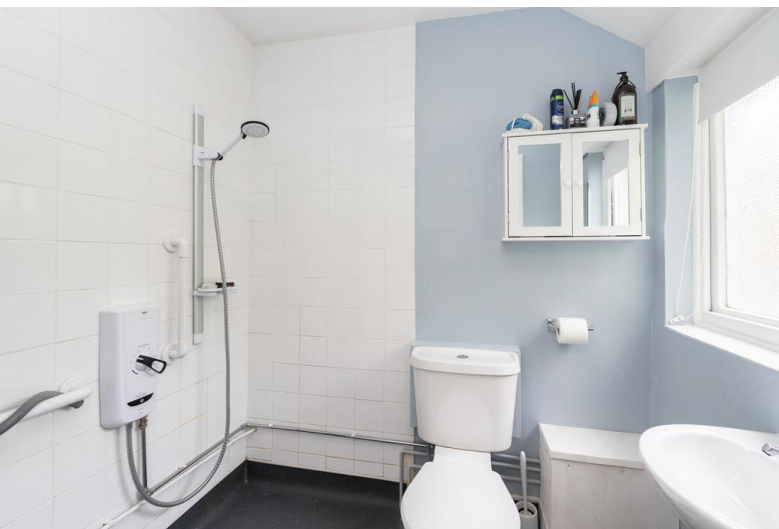
Location

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.

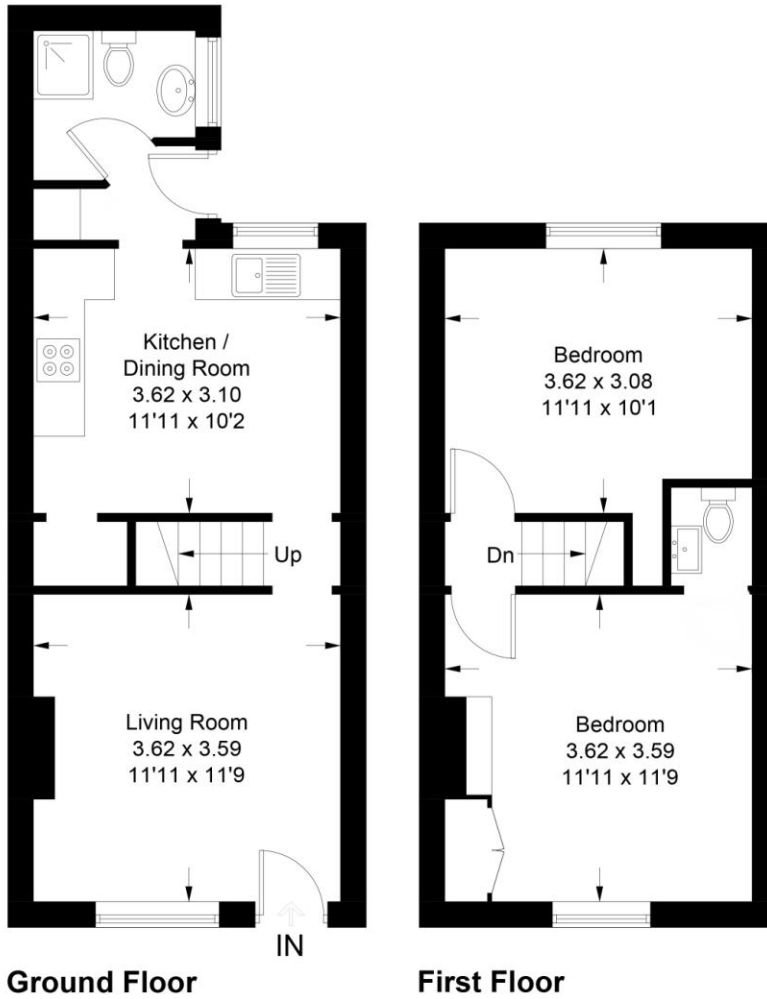
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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 = 57.7 sq m / 622 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. (ID964482)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	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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