



Bailey Road, Westcott

OIEO £400,000

EPC Rating '49'

- Two double bedrooms
- First floor family bathroom
- Two reception rooms
- Fitted kitchen
- Close to all villages amenities
- NO ONWARD CHAIN
- Close to countryside walks
- Wooden floors and open fireplace
- Rear garden
- Potential extend into the loft STPP



An attractive mid-terrace home offering two double bedrooms with a delightful enclosed rear garden; combining period charm and modern style. Located in the heart of Westcott village and within walking distance to the local shops, stunning countryside, public house and popular school.

Upon entering, you are greeted by a cosy yet bright sitting room at the front, featuring original stripped flooring and a charming fireplace. Next is the dining room again with original stripped flooring and a glazed rear door leading directly out to the garden. An archway leads to the kitchen with a range of fitted base and eye level units, ample worktop space and provisions for all appliances. There is also a spacious understairs storage cupboard.

Stairs rise to the first-floor landing, providing access to all of the upstairs accommodation. First is the generously sized, front aspect principle bedroom with storage space and a charming feature fireplace. The rear aspect second bedroom is another double with wardrobe and feature fireplace. The family bathroom is located to the rear of the property, featuring a neutral three-piece suite.

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 calming space, featuring well-stocked raised beds and an area of lawn, perfect to enjoy in the warmer months. 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.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. There is broadband connection to the property.

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.

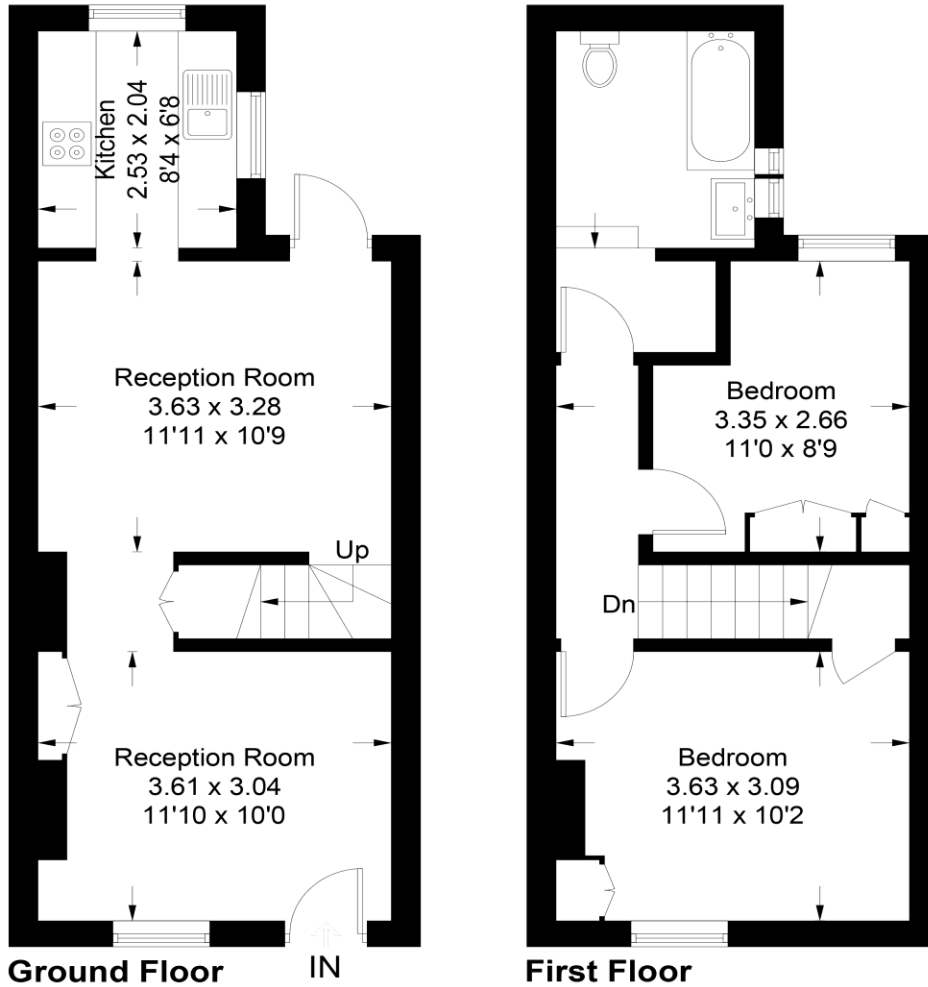
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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 = 66.6 sq m / 717 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. (ID1052447)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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