



Bailey Road, Westcott

Guide Price £425,000

EPC Rating 'TBC'

- END OF TERRACE
- TWO DOUBLE BEDROOMS
- COSY SITTING ROOM WITH LOG BURNER
- DINING ROOM WITH DOOR TO GARDEN
- PRETTY REAR GARDEN
- UPDATED KITCHEN
- PERIOD FEATURES
- MODERN 1ST FLOOR BATHROOM
- WALKING DISTANCE TO SHOPS AND LOCAL SCHOOL
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



An attractive and recently refurbished, two double bedroom end of terrace house offering a seamless blend of period features and modern style, featuring a picturesque rear garden and located close to all of Westcott's amenities and open countryside.

Upon entry, the accommodation reveals a welcoming front aspect living room which exudes character with an inviting open fireplace with working log burner. Built-in shelving and storage cupboard create clutter free living whilst the large sash window floods the room with plenty of natural light. Oak wooden flooring seamlessly connects the dining room which provides the ideal space to entertain friends and family. There is an under stairs cupboard providing useful storage for coats and shoes as well as a feature fireplace. The recently renovated kitchen is equipped with a modern selection of base and eye level built-in cabinets, complemented by solid wood worktops, a butler sink, and an array of integrated appliances, including induction hob with oven, AEG integrated microwave, integrated washer/dryer as well as space for additional freestanding appliances. Natural light floods this space thanks to the expansive window, providing views out towards the garden whilst contemporary floor and wall tiling add a contemporary feel to the space.

Ascending the stairs, the landing leads to both bedrooms and loft access. The main bedroom, positioned at the front, presents a spacious double with two separate built-in wardrobes. The second bedroom is another generous double and currently serves as a versatile home office, offering scenic views towards Ranmore. Steps lead down to the bathroom which has been fitted with a white suite including a bath with overhead shower, modern tiling and plantation shutters for added privacy.

Another added benefit to this property is the new front door, wooden flooring, radiators as well as a new boiler and kitchen roof, all updated in 2021.

Outside

The front of the property features an area of lawn as well as an area of gravel designated for bin storage. A separate shingled path leads round to the side access as well as up to the front of the property.

A gated side entrance leads to the enclosed West-facing rear garden, which boasts a large patio ideal for outdoor entertaining. Steps lead up to an area of lawn, surrounded by mature flower borders. A large shed sits at the bottom of the garden, perfect for storing garden essentials. The whole garden is fence enclosed creating a wonderfully serene and private place to relax and enjoy in all weather.

Council Tax & Utilities

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

Location

Westcott village is close to some of Surrey's finest and unspoilt countryside, within the village there is a small selection of shops, village pub, school, doctor's 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.

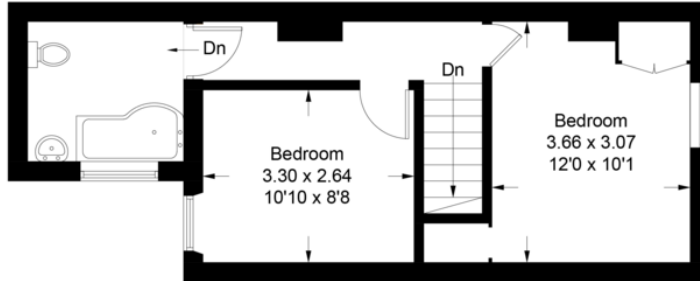
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.

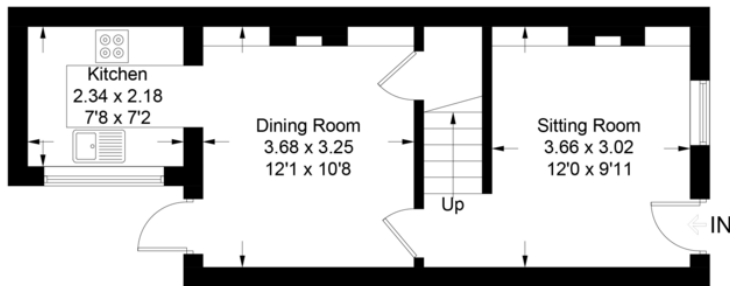
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



Approximate Gross Internal Area = 67.5 sq m / 726 sq ft



First Floor



Ground Floor

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 decisions reliant upon them. (ID439744)
www.bagshawandhardy.com © 2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

