



Springfield Road, Westcott

Guide Price £310,000

EPC Rating '58'

- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM
- WESTCOTT VILLAGE LOCATION
- FRONT & REAR GARDENS
- TWO RECEPTION ROOMS
- LARGE BATHROOM
- POTENTIAL TO MODERNISE THROUGHOUT
- QUIET CUL DE SAC LOCATION
- SHORT DRIVE TO DORKING TOWN CENTRE
- CLOSE TO MILES OF OPEN COUNTRYSIDE



Set within a quiet residential setting in the pretty village of Westcott, this charming one-bedroom, semi-detached bungalow offers an exciting opportunity for buyers seeking a home to personalise and modernise to their own taste. Further benefitting from large proportions, front and rear gardens and driveway parking.

The property is arranged around two reception rooms, with the main living room being particularly generous in size and filled with natural light. Sliding doors open directly into the conservatory, a versatile additional living space, creating a wonderful sense of flow and providing views across the rear garden, as well as direct access outside-perfect for enjoying warmer months or entertaining guests. The kitchen is fitted with a range of cabinets and offers space for freestanding appliances, making it functional while also presenting scope for future upgrades. A standout feature is the attractive outlook from the kitchen, giving the room a bright and open feel.

The bedroom is a well-proportioned double, benefitting from overhead storage and plenty of natural light, creating a comfortable and airy retreat.

Outside, the garden is thoughtfully laid out with a patio area for seating and outdoor dining, a small section of lawn, and a large shed-perfect for storing bicycles, tools and garden furniture. The outdoor space is easy to maintain and also offers driveway parking for two cars. To the side is a 24ft work shop/storage cupboard.

In summary, this one-bedroom bungalow is full of potential, with spacious accommodation, attractive garden views and excellent scope for modernisation-making it an ideal project for first-time buyers, downsizers or investors alike.

Council Tax & Utilities

This property falls under Council Tax Band C. The property is connected to mains water, drainage, gas and electricity. The broadband has a FTTC connection.

Location

Springfield Road is situated on the edge of some of Surrey's finest and unspoilt countryside. The pretty village of Westcott provides a small selection of shops, village pub, highly regarded school, doctor's surgery, and a village Church. For more comprehensive facilities the town of Dorking lies within proximity and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and Victoria). There are also easy road links to Guildford town centre, the M25, Gatwick and Heathrow airports and London City centre. The general area around Westcott is highly regarded for its outstanding countryside including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

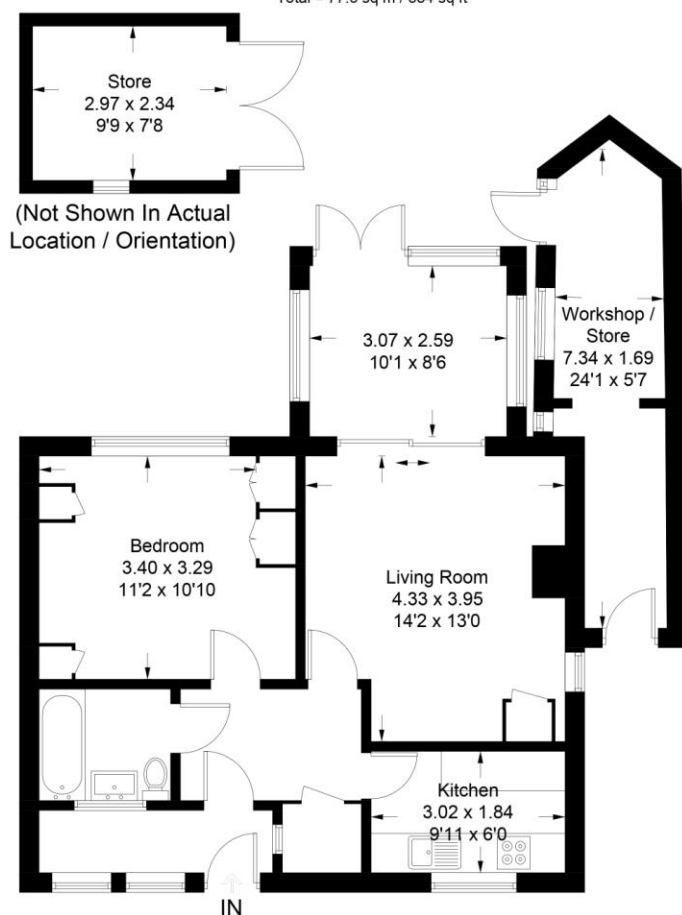
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



Springfield Road, RH4

Approximate Gross Internal Area = 59.8 sq m / 644 sq ft
Outbuildings = 17.7 sq m / 190 sq ft
Total = 77.5 sq m / 834 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. (ID1270676)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Street, Dorking, Surrey,
RH4 2HD

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