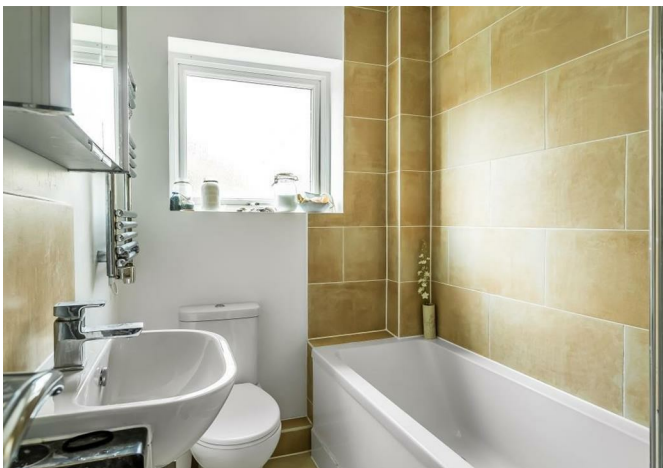




 **patrick
gardner**
RESIDENTIAL

4 St. Johns Court, Westcott, Dorking, Surrey, RH4 3PH

Price £425,000



- MODERN MID TERRACED HOUSE
- KITCHEN/BREAKFAST ROOM WITH INTEGRAL APPLIANCES
- ELECTRIC HEATING
- ENCLOSED REAR GARDEN
- OFF STREET RESIDENTS PARKING
- TWO GENEROUS BEDROOMS
- SPACIOUS LOUNGE
- FIRST FLOOR UPDATED BATHROOM SUITE
- CUL DE SAC LOCATION
- NO CHAIN

Description

This modern terraced two bedroom property is situated in a quiet cul de sac set back from St. John's Road, in the ever popular village of Westcott.

The accommodation comprises of an entrance porch leading into the spacious lounge with open plan stairs to the first floor. Located to the rear elevation is the delightful modern fitted kitchen, complimented with ample wall and base units, worktops, and many integral appliances, including the oven, hood, microwave oven and extractor fan. The kitchen is made complete by a very useful breakfast bar with enough room for four stools and there is direct access out into the enclosed courtyard rear garden.

The first floor comprises of the two bedrooms with varying aspects along with the bathroom, which has been updated by the current owner and finished to a very high standard.

There is a small annual charge for the upkeep of the car parking area which is currently £20 pcm, rising to £30 pcm from July 2024.

The property is offered to the market with no onward chain.



Situation

St. John's Court is a small private development situated off St. John's Road and is a short walk from the village centre with its local shop, school, pub, Church, doctors surgery and the Reading rooms.

Dorking is approximately 1.5 miles to the East and offers a comprehensive range of facilities with 5 supermarkets, a well regarded selection of national and local shops and restaurants. The Dorking Halls includes a cinema and an adjacent sport centre with swimming pool.

The immediate area provides some of the County's finest walking, running, cycling and riding countryside as highlighted in the 2012 Olympics and the 2013 Tour of Britain cycling events including Box Hill, Ranmore, Leith Hill and the Surrey Hills.

Tenure

Freehold

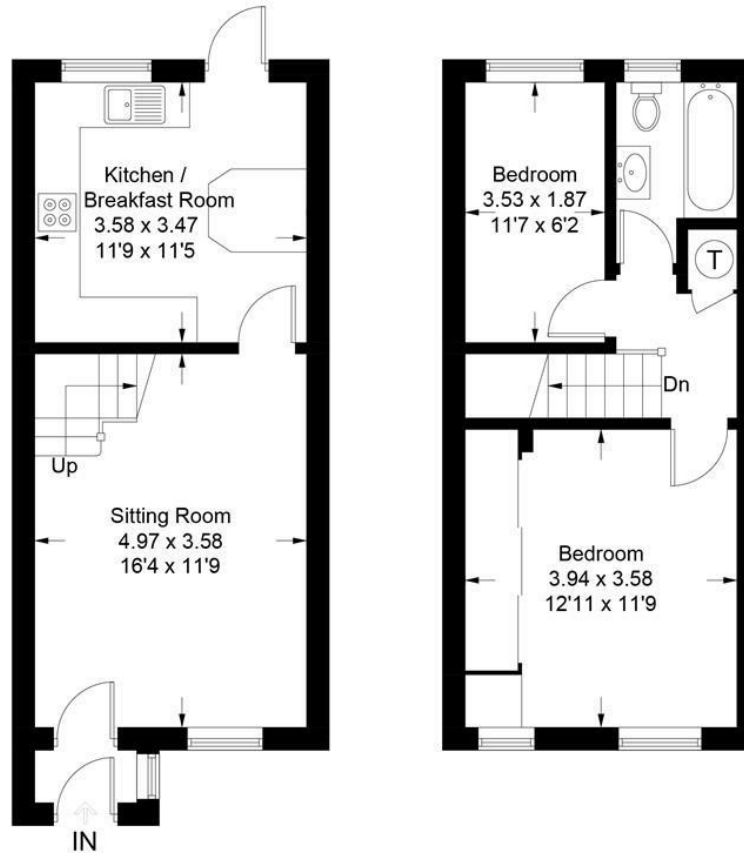
EPC

D

Council Tax Band

D

Approximate Gross Internal Area = 63.2 sq m / 680 sq ft



Ground Floor

First 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. (ID1068431)

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