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The Rookery, Westcott Dorking RH4 3AQ


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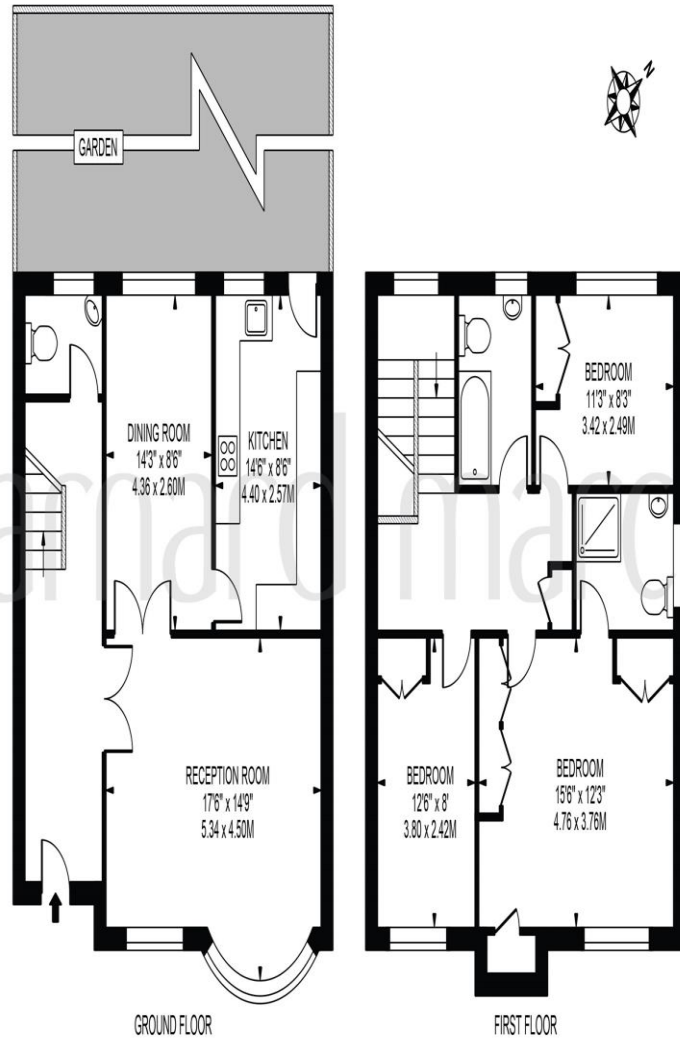
welcome to
The Rookery, Westcott Dorking

The property offers spacious, bright, versatile family living accommodation. The garage is located in a separate block to the rear of the property, with additional parking on the road. Located in a very desirable village location. This house is simply not to be missed!



THE ROOKERY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1313 SQ FT - 121.96 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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Living Room

Dining Room

Kitchen

Master Bedroom

Second Double Bedroom

Third Double Bedroom

Bathroom

Garden

Garage

welcome to

The Rookery, Westcott Dorking

- End of terraced house
- Three double bedrooms
- Juliette balcony
- Front and rear garden
- Garage

Tenure: Freehold EPC Rating: C

£595,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK100445



Property Ref:
DRK100445 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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