



Furlong Road, Westcott

Guide Price £435,000

EPC Rating '52'

- RED BRICK VICTORIAN HOME
- STUNNING KITCHEN/DINING ROOM
- OFF STREET PARKING
- VIEWS TOWARDS RANMORE
- PERIOD FEATURES
- WITHIN WALKING DISTANCE OF WESTCOTT VILLAGE AMENITIES
- TWO DOUBLE BEDROOMS
- STYLISH BATHROOM
- COSY SITTING ROOM WITH OPEN FIREPLACE
- PRETTY REAR GARDEN



A charming semi-detached home boasting two delightful double bedrooms, seamlessly blending period charm with contemporary elegance and featuring a picturesque rear garden and off street parking for one vehicle. Situated within easy reach of Westcott village amenities and surrounded by scenic countryside.

Upon entry, the accommodation reveals a welcoming front aspect reception room, with an inviting open fireplace, ample natural light from its large window and abundant space for furnishings. There is an under stairs cupboard providing useful storage. The recently renovated kitchen/dining area exudes character with exposed brick walls and original wood flooring and is equipped with a modern selection of base level built-in cabinets, complemented by solid wood worktops, a butler sink, and an array of integrated appliances, including provision for a range cooker. This space effortlessly accommodates a sizable dining table, ideal for entertaining. Adjacent is a beautiful 'orangery' style conservatory, bathed in sunlight through its 'flying mullion' windows, creating a seamless indoor-outdoor connection with access to the rear garden. Completing the ground floor is a convenient utility cupboard with laundry facilities and a recently installed combination boiler, as well as a stylish rear aspect bathroom featuring tastefully tiled walls and contemporary white fixtures with striking black sanitaryware.

Ascending the stairs, the landing leads to both bedrooms and loft access. One of the double bedrooms currently serves as a versatile home office, offering scenic views towards Ranmore. The master bedroom, positioned at the rear, presents a spacious retreat complete with fitted wardrobes, a charming fireplace and a view of the rear garden.

Outside

The front of the property features a brick paved area providing space to park one vehicle. A gated side entrance leads to the enclosed south-facing rear garden, which boasts a patio ideal for outdoor entertaining, surrounded by lawn and mature flower borders. A gentle incline leads to vegetable beds and a large shed, perfect for storing garden essentials.

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.

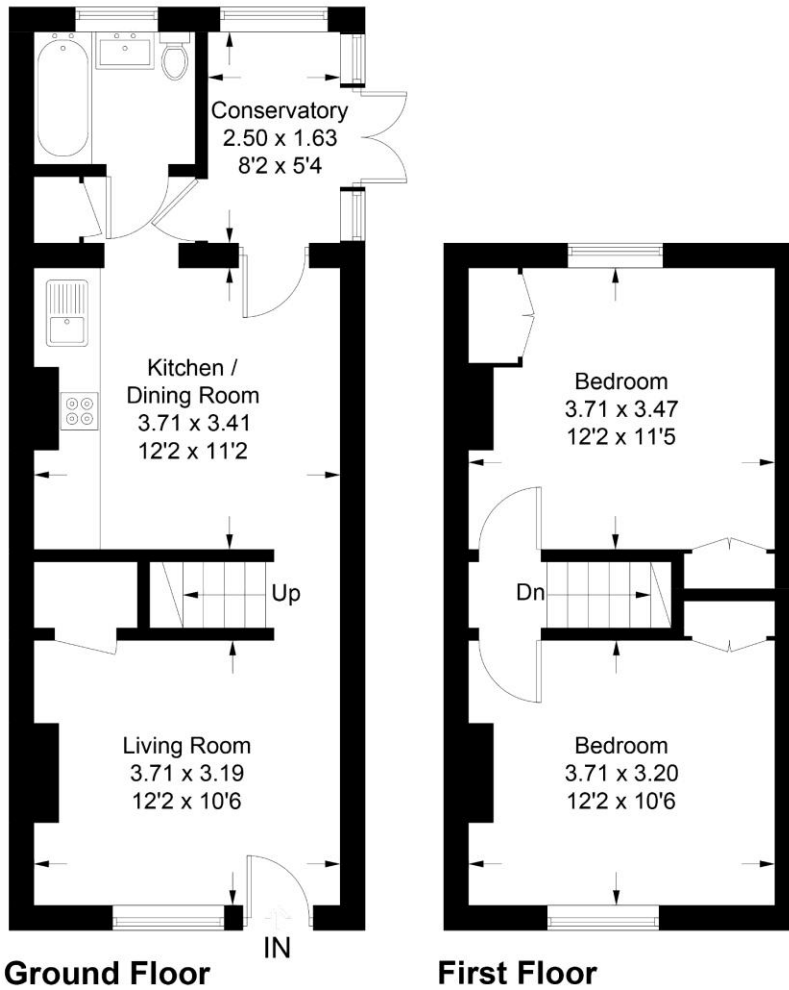
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Furlong Road, RH4

Approximate Gross Internal Area = 67.8 sq m / 730 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. (ID1062429)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 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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