

Balchins Lane, Westcott

Guide Price £525,000

EPC Rating '55'

- NO ONWARD CHAIN
- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- LIVING/DINING ROOM
- PRIVATE REAR GARDEN
- DETACHED GARAGE
- OFF STREET PARKING
- PLENTY OF POTENTIAL TO MODERNISE
- WITHIN WALKING DISTANCE OF WESTCOTT'S AMENITIES
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



NO ONWARD CHAIN This delightful semi-detached bungalow boasts two bedrooms and is tucked away on a charming country lane in the sought-after village of Westcott, offering easy access to local amenities and picturesque countryside walks.

While it's evident that this property has been a much loved home over the years, it now presents an opportunity for new owners to infuse their own style and personality by modernising and could even be reconfigured into a three bedroom home.

Upon entering through the front door, you're greeted by a well-appointed kitchen/breakfast room equipped with a range of base and eye-level units, accompanied by ample work surfaces. Adjoining the kitchen is the main hallway, providing access to all living spaces. The spacious rear-facing living/dining room, enhanced by sliding doors opening onto the garden and a cozy feature fireplace, sets the scene for comfortable living. A hallway branching off from the main corridor leads to two bedrooms, one overlooking the front and the other a sizable side aspect single room. A family bathroom with a three-piece suite completes the internal layout.

Outside

The property features a driveway with space for one car, accompanied by a sizable front garden offering the potential to create additional parking if desired. A detached single garage provides ample storage space. A gate grants side access to the rear garden, predominantly laid to lawn and adorned with mature shrub borders. A patio area offers an ideal setting for outdoor gatherings and relaxation.

Utilities

The property falls under Council Tax Band D. The property is serviced by mains sewerage, water, 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.

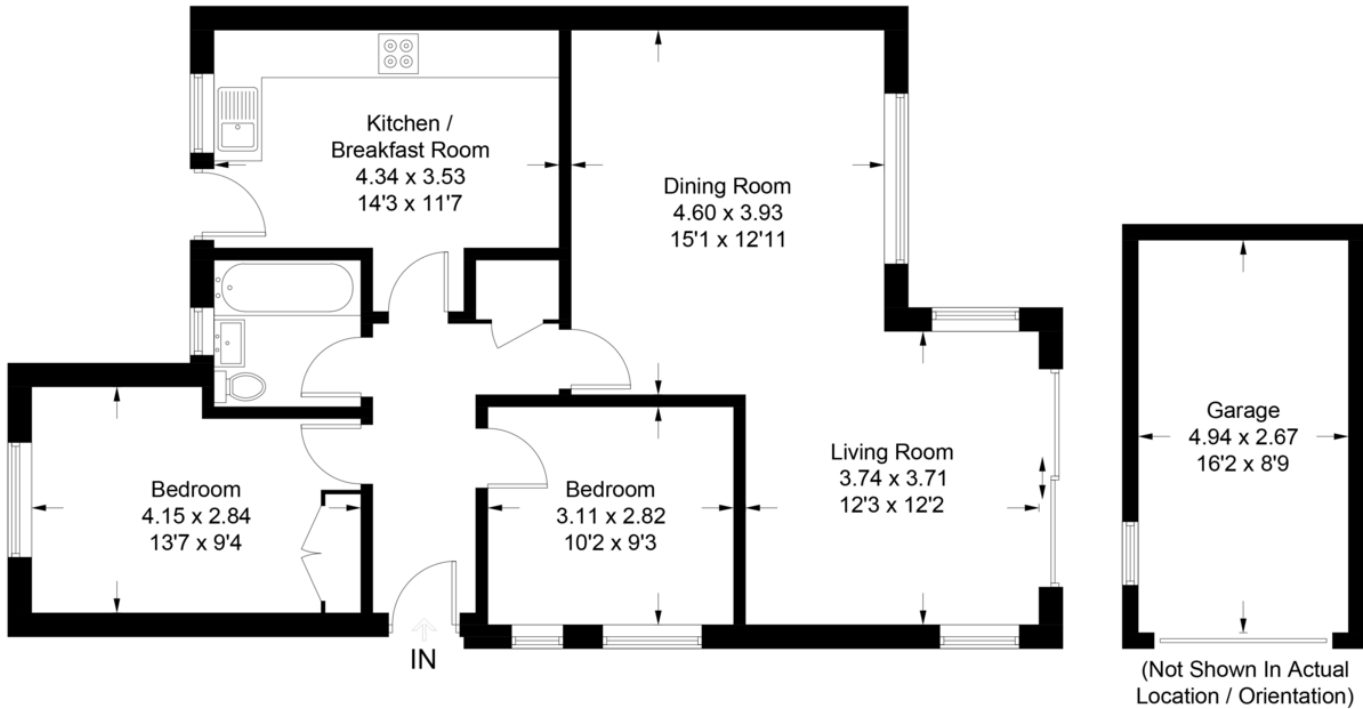
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Balchins Lane, RH4

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 90.4 sq m / 973 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. (ID1069709)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 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

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 Street, Dorking, Surrey,
 RH4 2HD

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 01306 776674



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