



Ashley Road

Westcott, Dorking

Guide Price £495,000

Property Features

- TWO DOUBLE BEDROOMS
- UPDATED KITCHEN/DINER
- SEMI DETACHED HOUSE
- POTENTIAL TO EXTEND STPP
- MODERN FAMILY BATHROOM
- SPACIOUS SITTING ROOM
- DELIGHTFUL REAR GARDEN
- DRIVEWAY PARKING & SINGLE GARAGE
- CUL DE SAC CLOSE TO LOCAL SHOPS & SCHOOL
- CLOSE TO GREAT COUNTRYSIDE WALKS



Full Description

A beautifully presented two double bedroom semi-detached family home, located on a popular no-through road in the heart of Westcott village. This delightful property has been finished to a high standard throughout, offering stylish and contemporary living accommodation, while also providing excellent potential to extend to the side (STPP), as many neighbouring properties have done.

Upon entering the property, you are welcomed into a bright hallway with access to all principal rooms and stairs leading to the first floor. The front-facing sitting room is generously proportioned and features a charming bay window that allows an abundance of natural light to fill the space. To the rear, the recently updated open-plan kitchen/dining room has been thoughtfully designed as the heart of the home. It boasts a comprehensive range of eye-level and base units, ample worktop space and integrated appliances. There is also ample room for a large dining table and chairs and a particularly useful walk-in storage cupboard adds further practicality. A single door opens out to the garden connecting the two spaces. Upstairs, the landing with loft access leads to two well-proportioned double bedrooms, both offering plenty of room for furniture. The spacious family bathroom is fitted with a modern white suite and finished to a high standard. The loft is fully boarded, with a fitted ladder for excellent additional storage.

Outside

To the front, a block-paved private driveway provides off-street parking for two vehicles, along with a pathway to the front door and gated side access to the garage. The rear garden is mainly laid to lawn and fully enclosed by fencing, offering a high degree of privacy. A lovely patio area provides an ideal setting for outdoor entertaining and al fresco dining during the warmer months.

Garage

The property further benefits from a large garage equipped with power and lighting and has been fully boarded, making it an ideal home office if desired.

Council Tax & Utilities

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

Location

Ashley 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 close proximity and provides good shopping, recreational and educational facilities together with a mainline station (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.

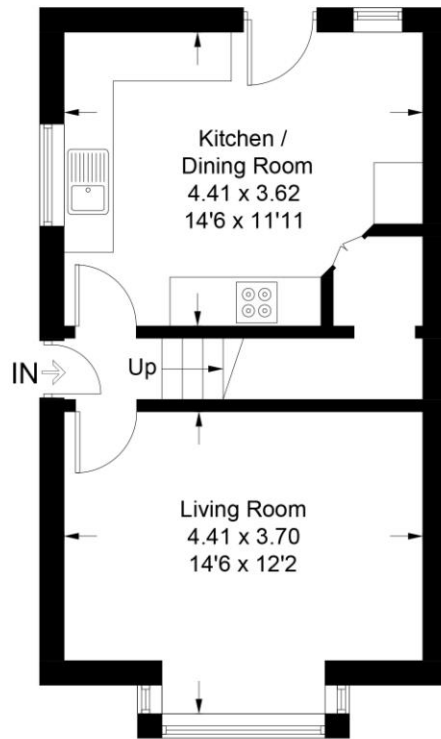
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



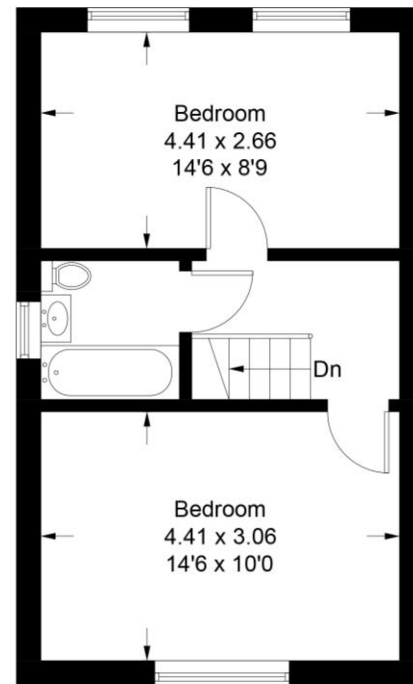


Ashley Road, RH4

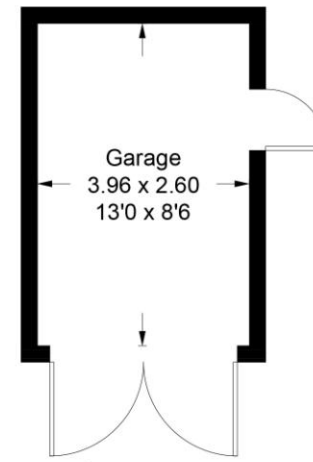
Approximate Gross Internal Area = 71.53 sq m / 770 sq ft
Garage = 10.40 sq m / 112 sq ft
Total = 81.94 sq m / 882 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

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. (ID1207530)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

