



Springfield Road, Westcott

Guide Price £275,000

EPC Rating '64'

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- RESIDENTS PARKING
- MODERN KITCHEN
- 15 FT LIVING/DINING ROOM
- COMMUNAL GARDEN
- CLOSE TO EVERYTHING WESTCOTT VILLAGE OFFERS
- SPACIOUS BATHROOM
- SHORT DRIVE TO DORKING TOWN CENTRE
- CLOSE TO MILES OF OPEN COUNTRYSIDE



Located in the charming village of Westcott, this spacious two double bedroom ground floor flat offers comfortable living with modern finishes, allocated parking, and access to a communal garden, making it an ideal choice for first-time buyers or investors.

Accessed via a communal entrance, the property opens into a welcoming hallway leading to a bright and contemporary kitchen, complete with modern units, quality worktops and integrated appliances. The generously sized living/dining room provides flexible space for both relaxing and entertaining with plenty of space for a large suite and dining table. The property boasts two double bedrooms, both offering ample room for freestanding furniture, while the modern bathroom is fitted with a shower, W/C, and vanity unit.

#### Outside

Adjacent to the property is residents parking area as well as a large communal garden.

#### Leasehold

The property is leasehold with 89 years remaining. The service charge (including ground rent) is currently £812.88 per annum, with a review period of 3 months.

#### Council Tax & Utilities

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

#### Location

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

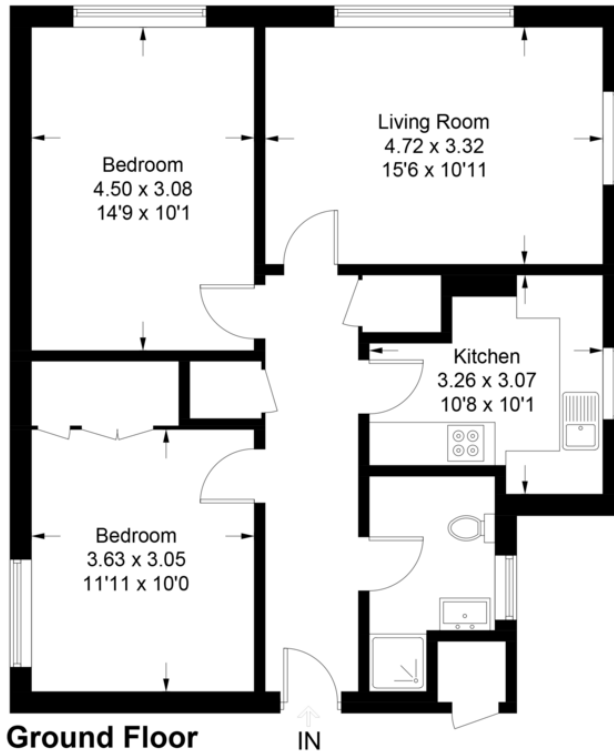
**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

**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.



## Springfield Road RH4

Approximate Gross Internal Area = 68.7 sq m / 739 sq ft  
 External Cupboard = 0.8 sq m / 9 sq ft  
 Total = 69.5 sq m / 748 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.

### COUNCIL TAX BAND

Tax Band B

### TENURE

Leasehold

### LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### CONTACT

Cummins House, 62 South  
 Street, Dorking, Surrey,  
 RH4 2HD

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
 01306 776674

