

Bailey Road, Westcott

OIEO £400,000

EPC Rating '61'

- Large Sitting Room
- Separate Porch
- Open plan Kitchen/dining room
- 2 Bedroom and bonus loft room
- Family Bathroom
- Period Features
- No through Road
- Delightful Garden
- Garden office
- Close to beautiful countryside, Shops & Schools



An attractive two-bedroom mid terrace house with a bonus loft room, offering well-presented accommodation with a wonderful blend of period features and modern style, located close to all of Westcott's amenities and beautiful open countryside.

The beautifully presented accommodation consists of a cosy yet bright front aspect sitting room with oak striped flooring, feature fireplace with an open fire. The impressive sized open plan kitchen/diner has been updated recently with a full range of fitted units, work tops and space for all appliances with plenty of room for a large dining table and chairs. This is a lovely bright room, thanks to the skylight windows and glass doors opening directly out to the garden.

A beautiful spiral staircase leads up to the first floor. The front aspect Master bedroom is a generous sized double with plenty of storage space and a feature fireplace. The 2nd bedroom is a rear aspect single room. The family bathroom is a generous size with a modern white suite and airing cupboard.

Another great feature to this property is the bonus extra room in the loft which is accessed via a paddle staircase and is an impressive size with Velux window and could have a number of uses such as an occasional bedroom, a playroom or dressing room.

Outside

To the front is a pretty garden accessed through a picket fence gate with a path leading to the front door. The charming back garden has been transformed to create a private space with a generous patio area, a range of well stocked borders with flowers and shrubs. There is also access gates to either side of the garden.

Garden Studio

At the end of the garden is a delightful garden studio of impressive size, with power and heating. This versatile space could be used as a home office or even an occasional bedroom. Please note that the photo in the advert was taken before the current tenant moved in and it shows when the current owners used it as a spare bedroom.

Location

Westcott is surrounded by some of Surrey's finest and unspoilt countryside, providing a small selection of shops, village pub, school, doctors 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.

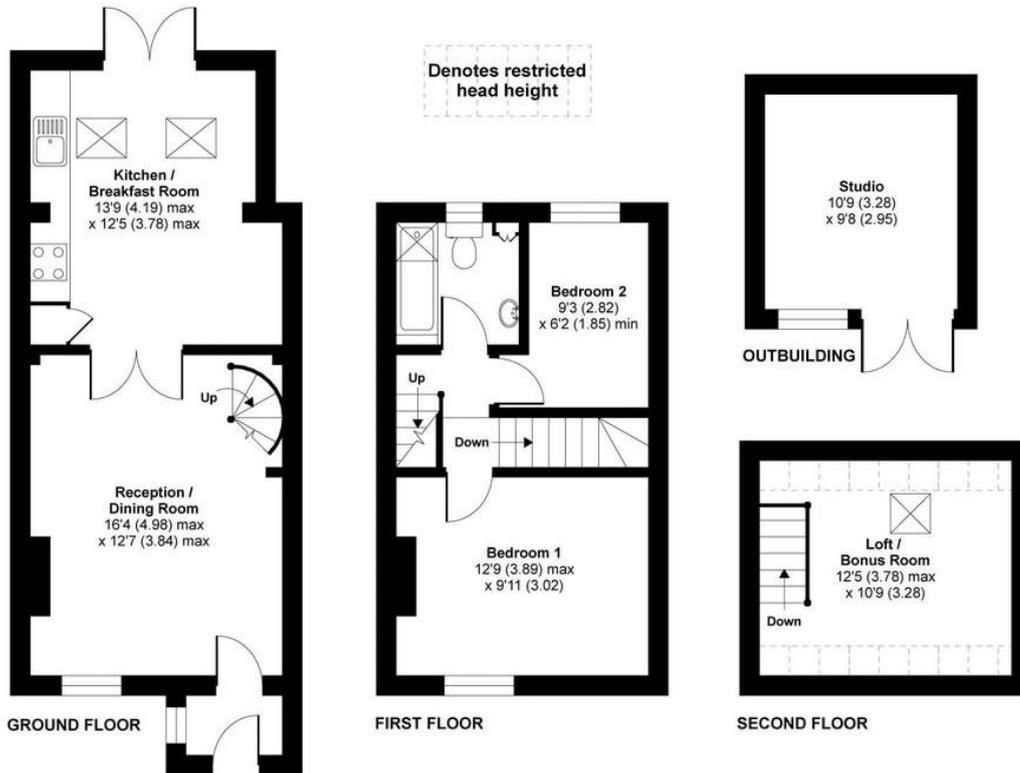
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Bailey Road, Westcott, Dorking, RH4

APPROX. GROSS INTERNAL FLOOR AREA 783 SQ FT 72.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 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

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

www.seymours-estates.co.uk
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01306 776674



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