



Springfield Road, Westcott Dorking RH4 3PD



welcome to

Springfield Road, Westcott Dorking

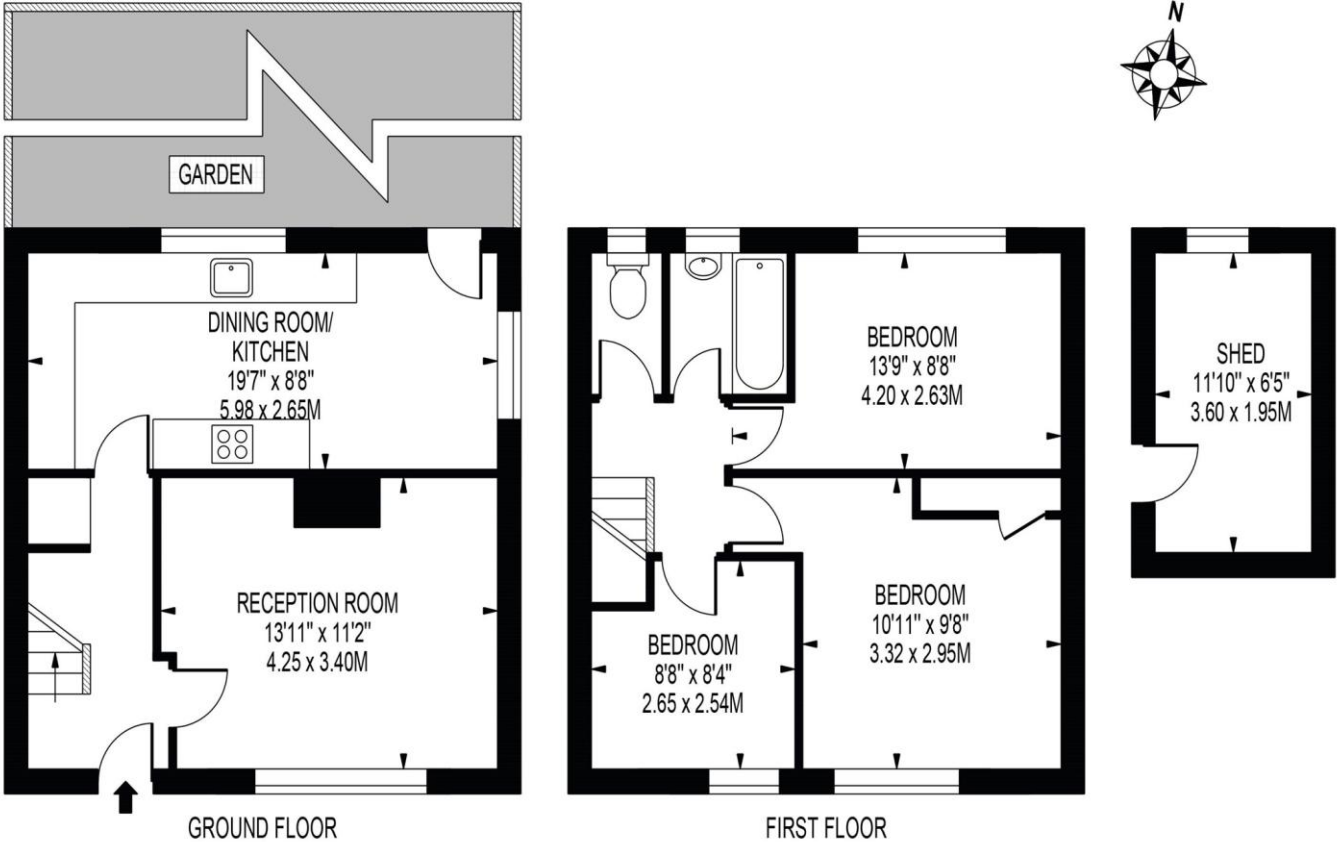
Bright and spacious living room enjoys a sunny and welcoming atmosphere in this generously sized front room, ideal for relaxing or entertaining. Well-Appointed kitchen/dining room situated at the rear of the property, the kitchen is fully fitted with space for a washing machine, dishwasher, fridge/freezer, and oven. There's also ample room for a dining table, making it a sociable heart of the home. Patio doors open directly onto the garden, bringing the outdoors in. Three comfortable bedrooms upstairs, the master bedroom at the front features attractive wooden flooring and plenty of space for wardrobes and other furniture. A second double bedroom and a large single offer flexible options for family living, guests, or home working. The bathroom includes a bath with shower over and a sink, with a separate WC for added convenience. Front and Rear Gardens - The front garden provides kerb appeal, while the rear garden is a true highlight, featuring a lovely patio area for outdoor dining and a lawn bordered by mature shrubs and trees. A handy garden shed offers practical storage. The property boasts far-reaching views across Ranmore and offers doorstep access to an array of scenic walks, including routes through the Surrey Hills Area of Outstanding Natural Beauty.



SPRINGFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 801 SQ FT - 74.40 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 76 SQ FT - 7.02 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Springfield Road, Westcott Dorking

- Three bedroom semi-detached family home located in Westcott village
- Located in an area of outstanding natural beauty
- Lounge/Dining room
- Large rear garden with views to 'Ranmore' North Downs
- Three well proportioned bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£475,000



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Property Ref:
DRK102042 - 0009

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Please note the marker reflects the
postcode not the actual property