



**Price**  
**£400,000**

**Freehold**

2x  1x  2x 

**Flint Cottages, Gravel  
Hill, Leatherhead,  
Surrey, KT22**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Delightful period property in the heart of Leatherhead
- Retained period features
- Tanked basement used as liveable space
- A stone's throw away from local amenities and transport links
- Front, rear and side gardens

## Accommodation

### BASEMENT

Dining Room: 13'3 x 12'7 (4.04m x 3.84m)

### GROUND FLOOR

Kitchen: 12'1 x 7'2 (3.69m x 2.19m)

Lounge: 12'1 x 10'8 (3.69m x 3.25m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 10'9 (3.97m x 3.28m)

Bedroom 2: 13'0 x 7'3 (3.97m x 2.21m)

### OUTSIDE

Front, Rear & Side Gardens

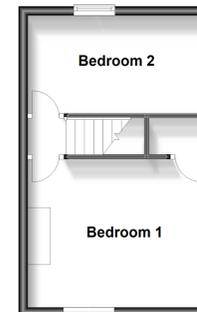
**Basement**  
Approx. 16.4 sq. metres (176.4 sq. feet)



**Ground Floor**  
Approx. 31.4 sq. metres (337.5 sq. feet)



**First Floor**  
Approx. 25.3 sq. metres (272.1 sq. feet)



## Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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