

**OVER 60?**

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



**Price**  
**£475,000**  
**Freehold**

2x  1x  2x 

Beechen Lane, Lower Kingswood,  
Tadworth, Surrey, KT20

**cubitt&west**  
Helping you move forwards





## Main features

- Immaculate end of terrace house
- Extended open plan kitchen/diner with bi fold doors opening onto the garden
- Garage and off road parking to the rear of the property
- Surrounded by countryside
- Chain Free

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 11'8 x 11'8 (3.56m x 3.56m)

Kitchen/Diner: (L-shaped) 18'4 x 14'9 (5.59m x 4.50m) plus 13'1 x 11'9 (3.99m x 3.58m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 10'9 x 8'7 (3.28m x 2.62m)

Bedroom 2: 11'1 x 8'4 (3.38m x 2.54m)

Bathroom

### OUTSIDE

Front Garden

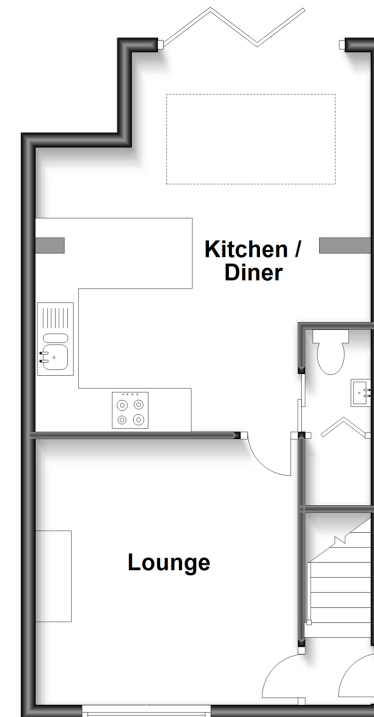
Rear Garden

Garage

Parking Hard standing

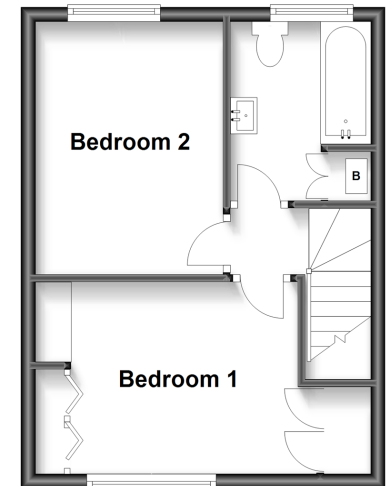
### Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



### First Floor

Approx. 29.0 sq. metres (311.7 sq. feet)



**Call Banstead - 01737 352233 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- 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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