



**OVER 60?**

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

**Price**

**£625,000**

**Freehold**

3x  1x  2x 

**Heathrow, Gomshall,  
Guildford, Surrey, GU5**

**cubitt&west**  
Helping you move forwards





## Main features

- Plenty of scope to update, improve and extend (subject to planning permission)
- Located in a private road in sought after Surrey Hills village
- Countryside walks and cycle trails on your doorstep
- Views to Ranmore from rear
- No chain

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 14'0 x 12'1 (4.27m x 3.69m)  
 Dining Room: 10'11 x 9'0 (3.33m x 2.75m)  
 Kitchen: 11'1 x 9'0 (3.38m x 2.75m)

### FIRST FLOOR

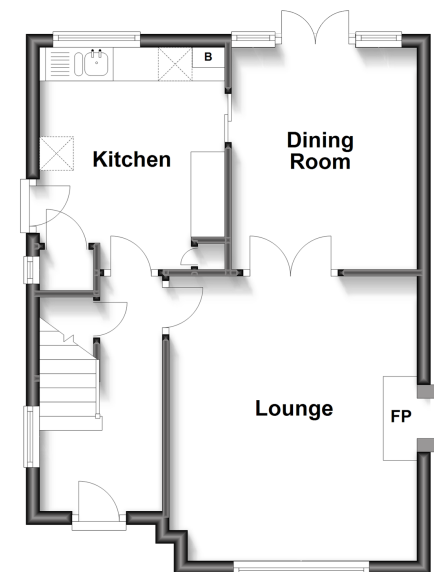
Landing  
 Bedroom 1: 13'11 x 11'3 (4.24m x 3.43m)  
 Bedroom 2: 12'2 x 10'11 (3.71m x 3.33m)  
 Bedroom 3: 9'4 max x 7'0 (2.85m x 2.14m)  
 Bathroom  
 Separate Toilet

### OUTSIDE

Front Garden  
 Detached Garage  
 Driveway Parking  
 Rear Garden  
 Shed  
 Greenhouse

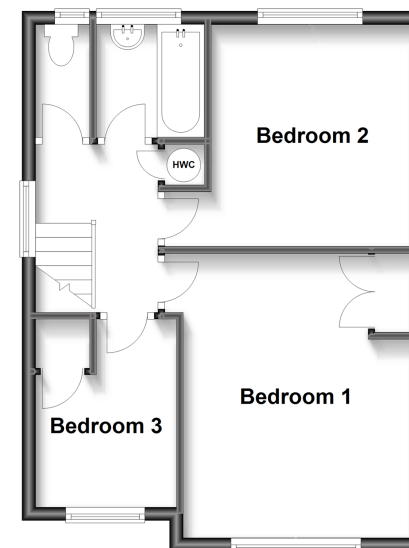
### Ground Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



### First Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



**Call Dorking - 01306 883399 ■ 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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