



**Price**  
**£425,000**

**Freehold**

2x  1x  2x 

**Tanners Meadow,  
Brockham, Betchworth,  
Surrey, RH3**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Allocated Parking with communal visitor parking
- Sunny rear garden with mature plants and shrubs
- Upstairs lounge and study
- Double and single bedrooms with scope to create 3rd bedroom from reception space
- Sought after village location

## Accommodation

### GROUND FLOOR

Entrance Hall

Dining Area: 12'2 x 9'5 (3.71m x 2.87m)

Kitchen: 11'7 x 6'9 (3.53m x 2.06m)

Family Room: 18'2 x 11'7 (5.54m x 3.53m)

### FIRST FLOOR

Lounge: 17'2 x 10'1 (5.24m x 3.08m)

Bedroom 1: 10'9 x 10'6 (3.28m x 3.20m)

Bedroom 2: 10'1 x 6'7 (3.08m x 2.01m)

Study : 6'2 x 5'5 (1.88m x 1.65m)

Bathroom

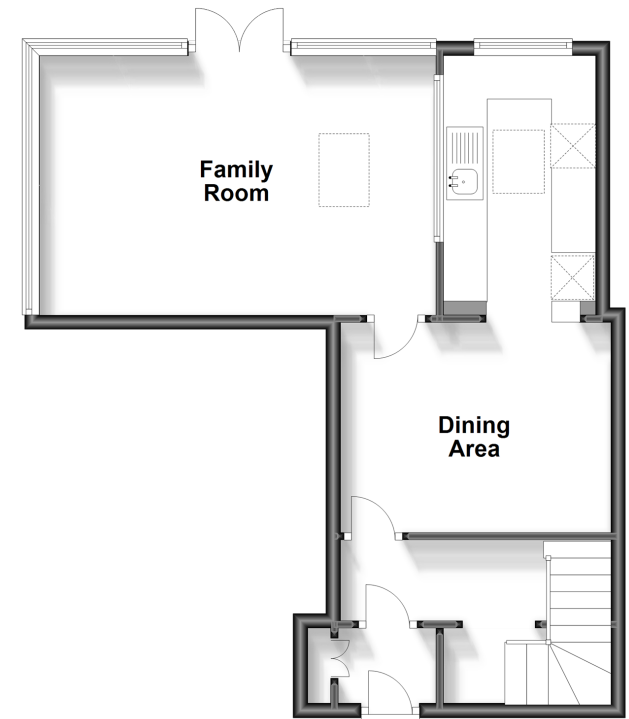
### OUTSIDE

Rear Garden

Allocated Parking

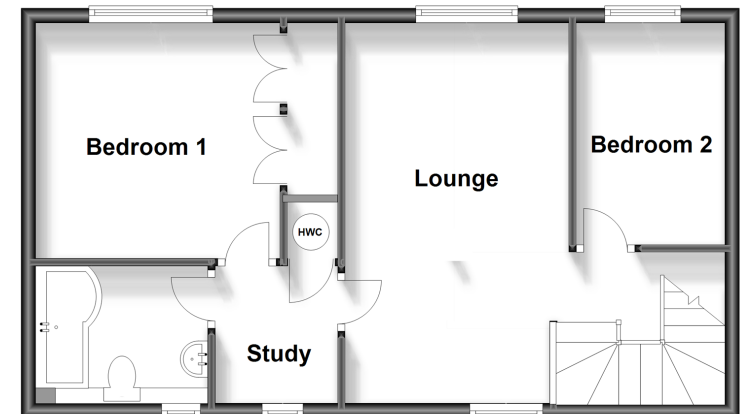
### Ground Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



### First Floor

Approx. 49.4 sq. metres (532.2 sq. feet)



**Call Dorking - 01306 883399 ■ [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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