



**OVER 60?**

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

**Price**  
**£435,000**

**Freehold**

3x  1x  2x 

**Bakers Way, Capel,  
Dorking, Surrey, RH5**

**cubitt & west**  
Helping you move forwards



## Main features

- **Fabulously presented modern family home**
- **Light, bright and airy throughout**
- **Garage and allocated parking space**
- **Situated in the heart of Capel village**
- **Low maintenance garden with deck and man cave**

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'2 x 13'8 (4.32m x 4.17m)

Dining Area: 10'6 x 7'2 (3.20m x 2.19m)

Kitchen: 9'9 x 6'7 (2.97m x 2.01m)

### FIRST FLOOR

Landing

Bedroom 1: 11'6 x 8'5 (3.51m x 2.57m)

Bedroom 2: 9'7 x 5'7 (2.92m x 1.70m)

bedroom 3: 6'8 x 6'0 (2.03m x 1.83m)

Bathroom

### OUTSIDE

Front Garden

Garage

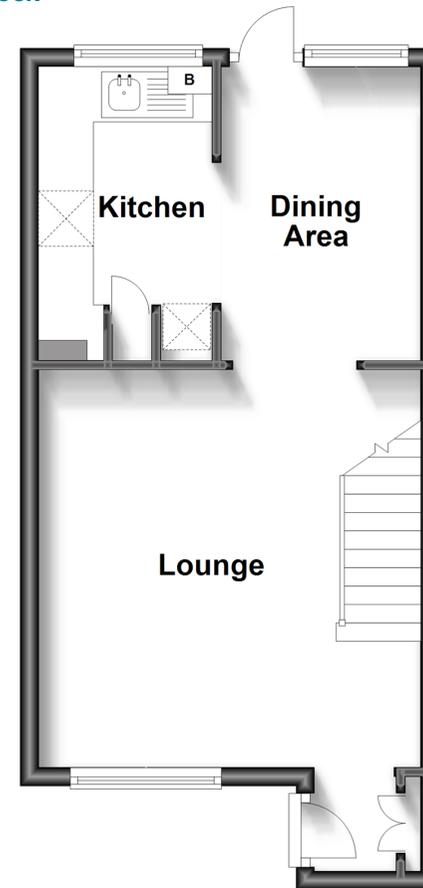
Allocated Parking Space

Rear Garden

Man Cave

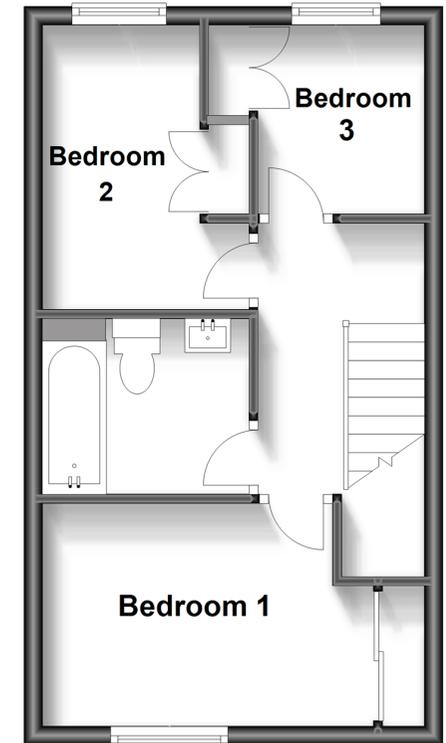
### Ground Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



### First Floor

Approx. 31.8 sq. metres (342.8 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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