



**OVER 60?**

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

**Price**

**£325,000**

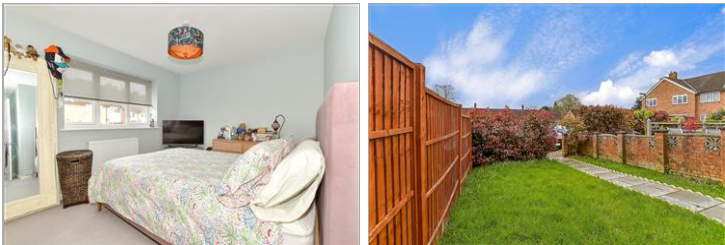
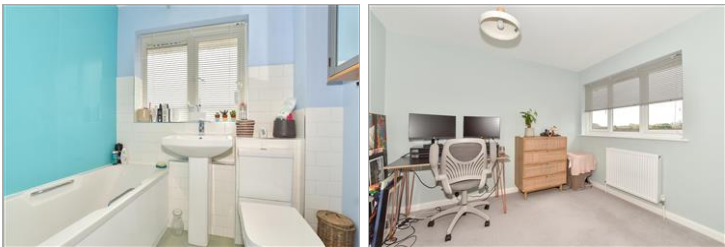
**Freehold**

2x  1x  1x 

**Oak Ridge, Goodwyns,  
Dorking, Surrey, RH4**

**cubitt&west**  
Helping you move forwards





## Main features

- Light, bright and airy with modern open-plan living
- Both bedrooms are doubles and have storage
- Modern bathroom
- Sunny rear garden and patio with brick-built storage shed
- Communal parking on a first come first served basis

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 12'11 x 12'2 max (3.94m x 3.71m)

Kitchen/Diner: 15'7 x 9'1 (4.75m x 2.77m)

### FIRST FLOOR

#### Landing

Bedroom 1: 13'0 max x 12'5 (3.97m x 3.79m)

Bedroom 2: 12'5 max x 8'8 (3.79m x 2.64m)

#### Bathroom

### OUTSIDE

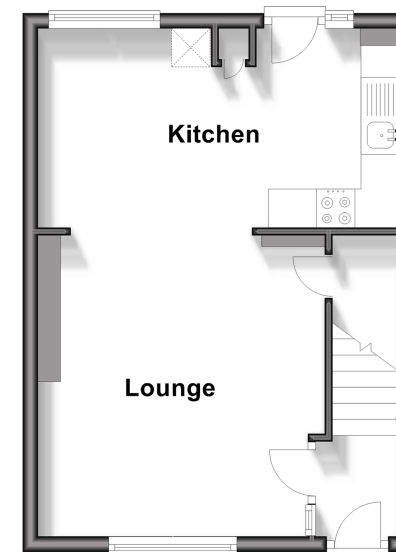
#### Front Garden

#### Rear Garden

#### Communal Parking

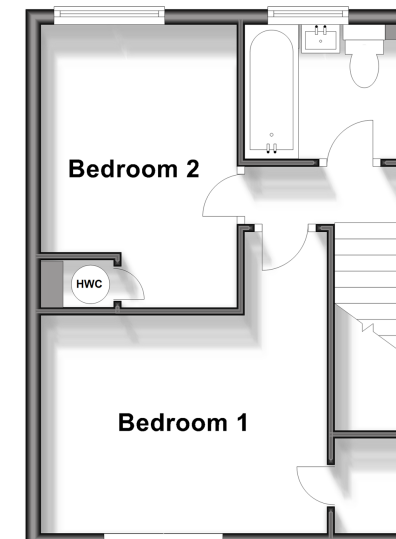
## Ground Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.7 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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