



Price

£400,000

Freehold

3x  1x  1x 

**Leith Grove, Beare
Green, Dorking, Surrey,
RH5**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Stunning kitchen/diner with breakfast bar and built in appliances
- All bedrooms are doubles with built in wardrobes
- Tucked away location
- Walking distance to Holmwood Station and easy access to Dorking
- Local schools received 'Good' and 'Outstanding' Ofsted ratings

Accommodation

GROUND FLOOR

Porch
Entrance Hall
Lounge: 12'8 x 11'5 max (3.86m x 3.48m)
Kitchen: 11'0 x 8'10 (3.36m x 2.69m)
Dining Area: 12'3 x 8'8 (3.74m x 2.64m)
Cloakroom

FIRST FLOOR

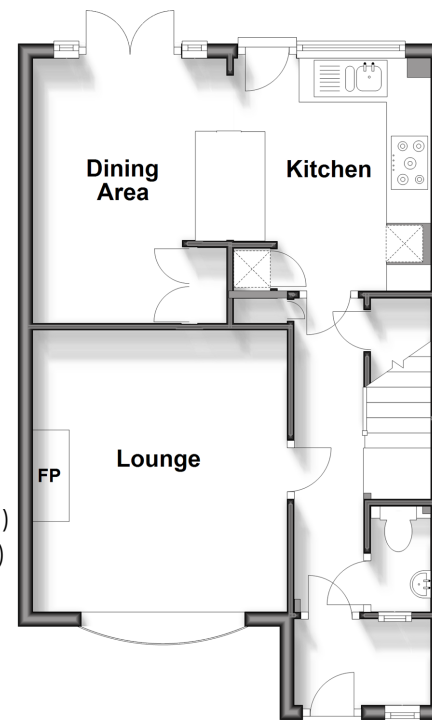
Landing
Bedroom 1: 13'2 x 10'2 (4.02m x 3.10m)
Bedroom 2: 11'7 max x 9'9 (3.53m x 2.97m)
Bedroom 3: 9'11 max x 7'7 (3.02m x 2.31m)
Bathroom

OUTSIDE

Front Garden
Rear Garden
Shed with Power and Light

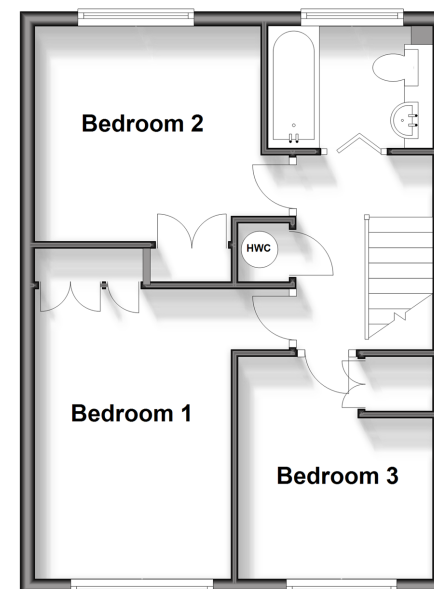
Ground Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.4 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.
- This property has been underpinned, please contact us before proceeding

