



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

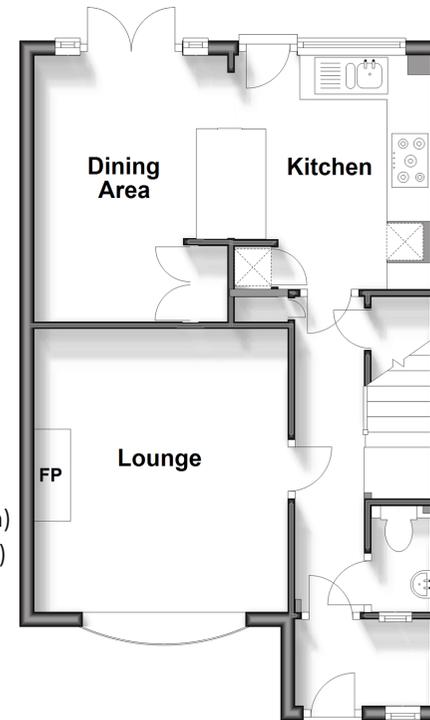
- Front Garden
- Rear Garden
- Shed with Power and Light

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

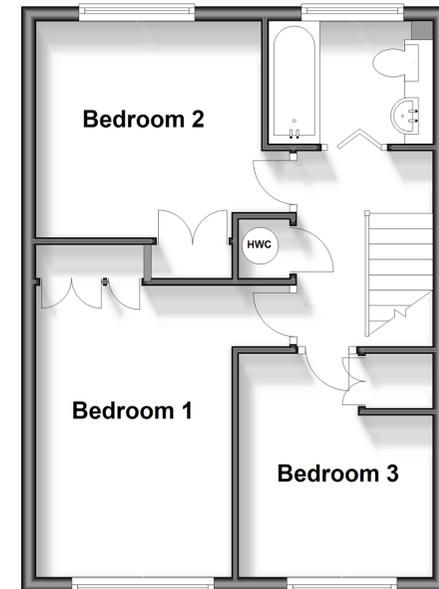
Ground Floor

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



First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



20511264/20240330/CFE/JG