



**OVER 60?**

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

**Price**  
**£425,000**

**Freehold**

3x  1x  2x 

**Flint Hill, Dorking,  
Surrey, RH4**

**cubitt&west**  
Helping you move forwards





## Main features

- Stunning home immaculately presented
- Full of charm and character
- Terraced garden with elevated patio at the rear
- Great location on the outskirts of Dorking
- Easy access to high street, stations and schools

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge: 12'7 x 11'6 (3.84m x 3.51m)

Dining Area: 12'8 x 9'0 (3.86m x 2.75m)

Kitchen: 12'2 x 5'10 (3.71m x 1.78m)

Bathroom

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 11'7 x 11'6 (3.53m x 3.51m)

Bedroom 2: 12'6 x 9'0 (3.81m x 2.75m)

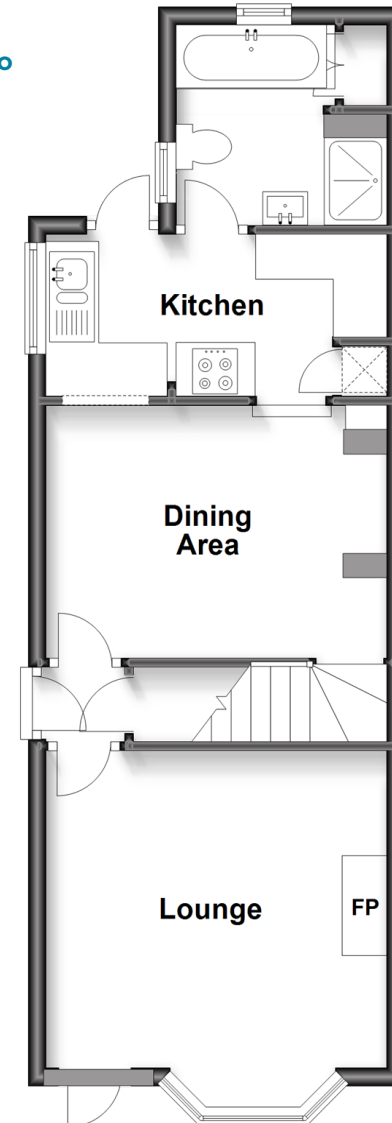
Bedroom 3: 9'11 x 7'6 (3.02m x 2.29m)

### OUTSIDE

Rear Garden

## Split Level Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



## Split Level First Floor

Approx. 35.1 sq. metres (378.1 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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