



**OVER 60?**

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

**Price**  
**£375,000**

**Freehold**

2x  1x  1x 

**Ansell Road, Dorking,  
Surrey, RH4**

**cubitt & west**  
Helping you move forwards



## Main features

- Character cottage on a private road
- Private courtyard with direct access to large secure communal garden
- Fantastic town centre location
- Close to High Street amenities, stations and schools
- No chain

## Accommodation

### GROUND FLOOR

Lounge: 13'5 x 11'2 (4.09m x 3.41m)

Kitchen /Dining Room: 13'4 x 7'8 (4.07m x 2.34m)

### FIRST FLOOR

Landing

Bedroom 1: 10'6 x 8'4 (3.20m x 2.54m)

Bedroom 2: 8'1 up to fitted wardrobes x 6'8 (2.47m x 2.03m)

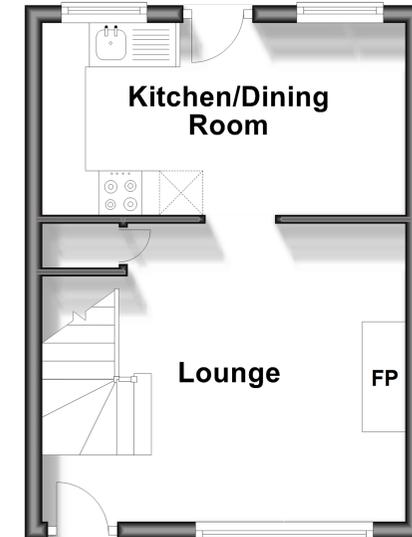
Bathroom

### OUTSIDE

Private Courtyard  
Communal Garden

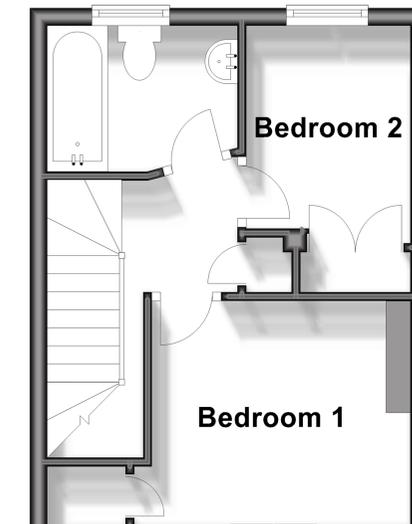
## Ground Floor

Approx. 24.1 sq. metres (259.6 sq. feet)



## First Floor

Approx. 23.9 sq. metres (257.0 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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