



Guide Price
£400,000

Freehold

3x  1x  1x 

**Russ Hill, Charlwood,
Surrey, RH6**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Sought after village location of **Charlwood**
- **3 bedrooms plus study that is used as a dining room**
- **Modern fitted kitchen**
- **Off road parking for at least 3 cars**
- **Potential for further extension (subject to planning permission)**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner: 19'0 x 11'0 (5.80m x 3.36m)

Kitchen : 9'10 x 8'0 (3.00m x 2.44m)

Study (used as guest room): 12'0 x 9'0 (3.66m x 2.75m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 11'0 x 9'0 (3.36m x 2.75m)

Bedroom 2: 9'10 x 8'0 (3.00m x 2.44m)

Bedroom 3: 8'11 x 7'10 (2.72m x 2.39m)

Bathroom

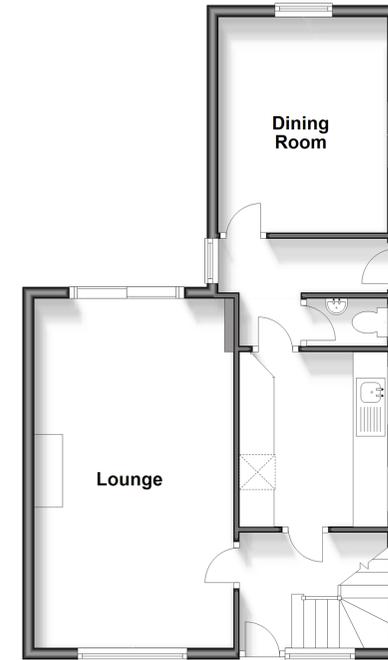
OUTSIDE

Front Garden

Off-Road Parking

Rear Garden

Ground Floor
Approx. 51.2 sq. metres (551.1 sq. feet)



First Floor
Approx. 37.0 sq. metres (397.8 sq. feet)



Call Horley - 01293 785338 ■ 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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