



**Price**  
**£500,000**

**Freehold**

2x  1x  1x 

**Brighton Road, Hooley,  
Surrey, CR5**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Detached bungalow with large driveway and separate garage
- Bonus loft room with potential
- Beautiful rear gardens with panoramic views over greenery
- Excellent size plot and plenty of scope subject to planning permission
- Good location for M23 and bus links

## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Lounge: 14'11 x 11'9 (4.55m x 3.58m)

Dining Area: 12'7 x 9'0 (3.84m x 2.75m)

Conservatory: 10'7 x 9'6 (3.23m x 2.90m)

Kitchen: 13'0 x 12'4 (3.97m x 3.76m)

Utility Room/Lean to: 25'0 x 7'11 (7.63m x 2.41m)

Bedroom 1: 15'1 x 9'0 (4.60m x 2.75m)

Bedroom 2: 10'0 x 8'9 (3.05m x 2.67m)

Bathroom: 8'0 x 6'10 (2.44m x 2.08m)

### FIRST FLOOR

Loft Area: 14'0 x 8'11 (4.27m x 2.72m)

### OUTSIDE

Front Garden

Rear Garden

Garage

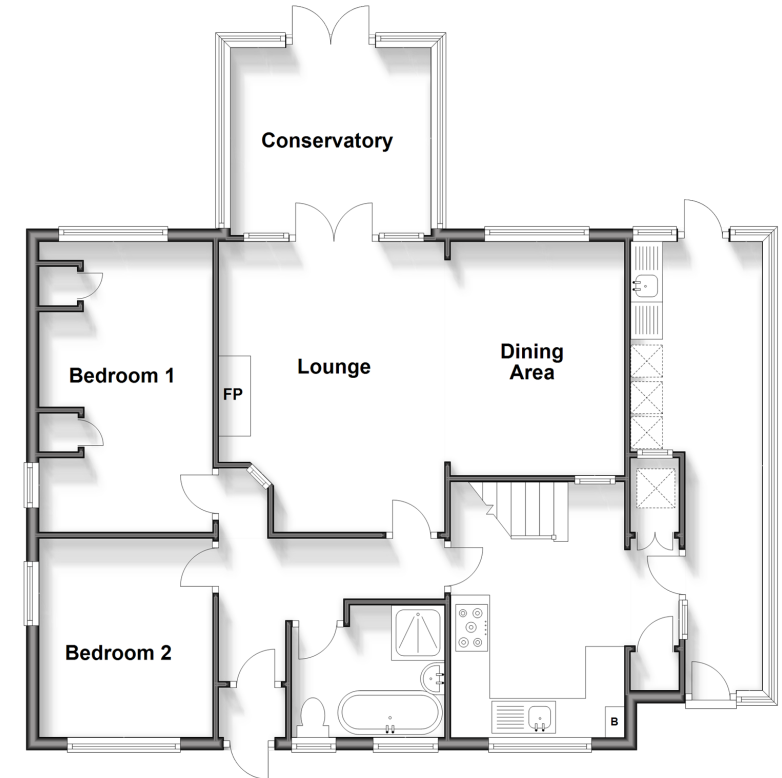
Large Driveway

**Call Banstead - 01737 352233 ■ [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.

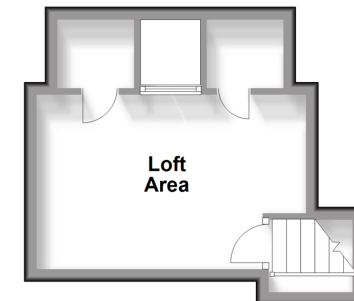
### Ground Floor

Approx. 95.6 sq. metres (1029.5 sq. feet)



### Loft

Approx. 16.6 sq. metres (179.1 sq. feet)



23405929/20240315/SA/MS