



Price
£425,000

Freehold

2x  1x  2x 

**Dene Street Gardens,
Dorking, Surrey, RH4**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- **2 receptions and 2 double bedrooms both with fitted wardrobes**
- **Full of character with sash windows and working fireplace in lounge**
- **Good size garage, residents communal car park**
- **Easy access to Dorking High Street, stations and schools**
- **Close to walking and cycle trails**

Accommodation

GROUND FLOOR

Lounge: 12'3 max x 11'2 (3.74m x 3.41m)
 Dining Room: 12'2 max x 11'6 (3.71m x 3.51m)
 Kitchen: 10'11 x 6'10 (3.33m x 2.08m)

FIRST FLOOR

Landing
 Bedroom 1: 12'3 max x 11'3 (3.74m x 3.43m)
 Bedroom 2: 11'3 x 9'6 (3.43m x 2.90m)
 Bathroom

OUTBUILDING

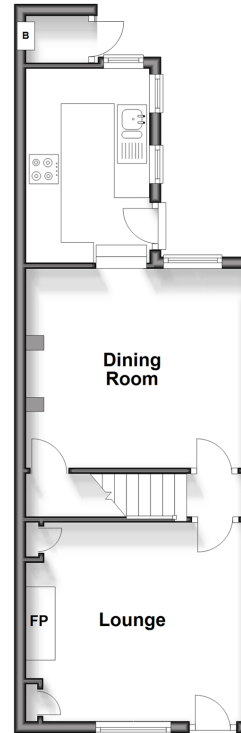
Garage

OUTSIDE

Rear Garden

Split Level Ground Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



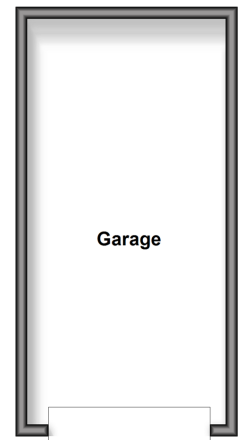
Split Level First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Outbuilding

Approx. 23.5 sq. metres (252.9 sq. feet)



Call Dorking - 01306 883399 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



20511269/20240217/CFE/JG