



**Price**  
**£475,000**

**Freehold**

2x 🏠 1x 🚗 2x 🚗

**Lincoln Road, Dorking,  
Surrey, RH4**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Stunning finish throughout
- Refurbished, re-wired and re-plumbed by current owners
- Underfloor heating in bathroom, with separate bath and shower
- Close to station so perfect for commuters
- Lapsed planning application MO/2020/0836

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance

Lounge: 11'6 max x 10'10 (3.51m x 3.30m)

Dining Area: 12'0 x 11'7 max (3.66m x 3.53m)

Kitchen : 11'8 x 6'5 (3.56m x 1.96m)

Cloakroom

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 11'7 x 10'9 (3.53m x 3.28m)

Bedroom 2: 10'8 x 8'3 (3.25m x 2.52m)

Bathroom

### OUTSIDE

Front Garden

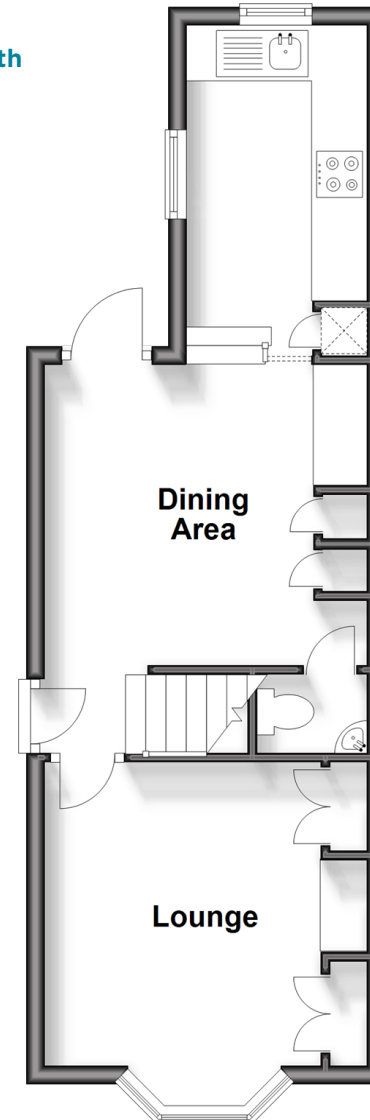
Rear Garden

2 Patio Areas

Shed

## Split Level Ground Floor

Approx. 34.2 sq. metres (368.0 sq. feet)



## Split Level First Floor

Approx. 33.8 sq. metres (363.6 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.



20511321/20240402/CFE/JG