



Price
£800,000

Freehold

3x  2x  1x 

**Birchlea Court,
Cliftonville, Dorking,
Surrey, RH4**

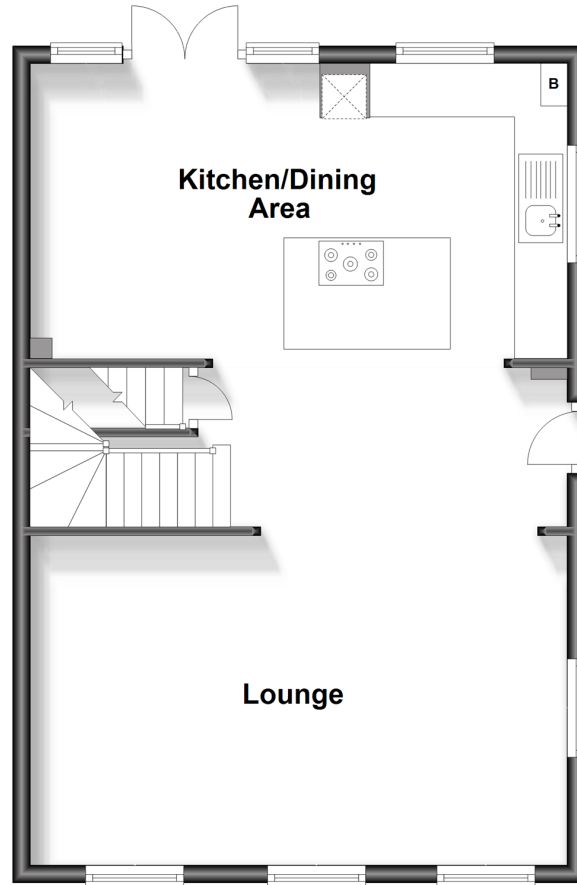
OVER 60?

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

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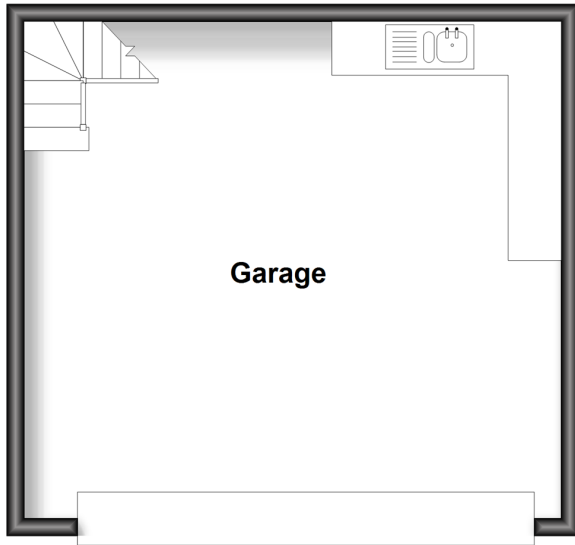
Ground Floor

Approx. 55.0 sq. metres (592.3 sq. feet)



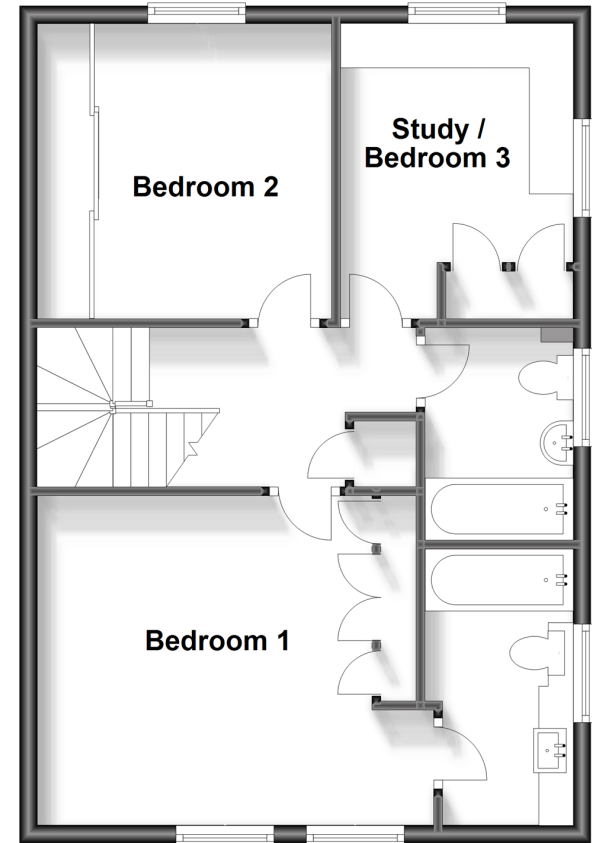
Lower Ground Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



First Floor

Approx. 55.0 sq. metres (592.3 sq. feet)



Accommodation

LOWER-GROUND FLOOR

Garage

GROUND FLOOR

Entrance Hall

Lounge : 19'11 x 12'2 (6.07m x 3.71m)

Kitchen/Dining Area: 19'11 x 11'0 (6.07m x 3.36m)

FIRST FLOOR

Landing

Bedroom 1: 13'11 into fitted wardrobes x 12'3 (4.24m x 3.74m)

En-suite bathroom

Bedroom 2: 10'11 x 8'8 up to fitted wardrobes (3.33m x 2.64m)

Study/Bedroom 3: 10'11 max x 8'9 (3.33m x 2.67m)

OUTSIDE

Driveway Parking

Side Garden

Rear Garden



Main features

- Sought-after location with easy access to High Street
- Light and bright open plan living accommodation
- All bedrooms are doubles and with fitted wardrobes
- Low maintenance sunny garden
- Good size rooms, perfect for downsizers
- Lapsed planning MO/2018/1402
- No chain



Nearest Schools

Primary Schools: St Joseph's Catholic Primary 0.5 miles, Powell Corderoy Primary 0.6 miles, St Paul's CofE (Aided) Primary 0.7 miles
Secondary Schools: The Priory CofE Voluntary Aided School 0.6 miles, The Ashcombe School 1.6 miles



Transport Information

Train Stations: Dorking West 1.0 miles, Dorking Deepdene 2.7 miles, Dorking 2.9 miles



Address

Birchlea Court, Cliftonville, Dorking, Surrey, RH4



Directions

For directions to this property please contact us.



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Call Dorking Branch 01306 883399 ■ 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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