



Price
£350,000

Freehold

2x  1x  1x 

**The Dene, Abinger
Hammer, Dorking,
Surrey, RH5**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Planning granted for loft conversion MO/2022/0668
- Permission for 2 upstairs bedrooms and bathroom and reconfiguration of downstairs
- Garage and parking
- Gardens
- Sought after Surrey Hills location

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 18'1" x 14'0" (5.52m x 4.27m)

Kitchen: 11'11" x 7'1" (3.63m x 2.16m)

Bedroom 1 : 10'6" x 9'9" (3.20m x 2.97m)

Bedroom 2: 10'1" x 7'3" (3.08m x 2.21m)

Bathroom

OUTSIDE

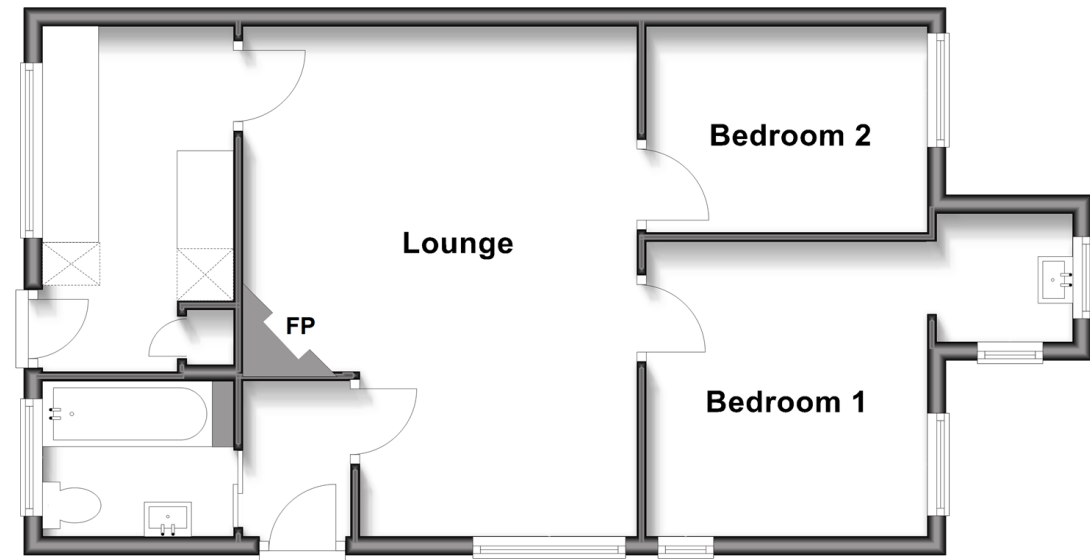
Garden

Parking

Garage

Ground Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Call Dorking - 01306 883399 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.

