



OVER 60?

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

Price

£650,000

Freehold

3x  1x  1x 

**Yew Tree Road,
Dorking, Surrey, RH4**

cubitt&west
Helping you move forwards

Main features

- Located in sought after private road
- Front and rear gardens with garage en-bloc
- Close to schools and main line station into London
- Short walk to Dorking High Street with all of its amenities
- Within easy reach of Ranmore Common, Box Hill and Denbies

Accommodation

Garage en-bloc
Entrance Hall
Lounge: 16'9 x 10'11 (5.11m x 3.33m)
Kitchen/Diner: 18'3 x 9'11 (5.57m x 3.02m)
Shower Room

FIRST FLOOR

Landing
Bedroom 1: 14'1 x 10'10 (4.30m x 3.30m)
Bedroom 2: 10'11 x 10'4 (3.33m x 3.15m)
Bedroom 3: 11'3 x 6'11 (3.43m x 2.11m)
Bathroom

OUTSIDE

Front Garden
Driveway
Garage-on-bloc
Rear Garden



Nearest Schools

Primary Schools: St Martin's CofE Controlled Primary, Dorking 0.4 miles, St Joseph's Catholic Primary 1.2 miles, St Paul's CofE (Aided) Primary 1.2 miles

Secondary Schools: The Ashcombe School 0.4 miles, The Priory CofE Voluntary Aided School 1.4 miles, Box Hill School 3.1 miles

Further Education: The Ashcombe School 0.4 miles, The Priory CofE Voluntary Aided School 1.4 miles



Transport Information

Train Stations: Dorking West 0.3 miles, Dorking 0.7 miles, Dorking Deepdene 0.8 miles



Address

Yew Tree Road, Dorking, Surrey, RH4



Directions

For directions to this property please contact us.

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 50% less, by purchasing a Lifetime Lease.



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