



Connells

Cudworth Park Burnt Oak Lane
Newdigate Dorking



Property Description

Through the front door, the entrance hall leads to the two double bedrooms to the left and the spacious living accommodation to the right. The lounge is a fantastic space for socialising featuring a feature fireplace with double aspect windows flooding the room with natural light.

The kitchen offers plenty of space to include a dining table with chairs, with a modern kitchen suite featuring high and low level storage cupboards, ample worktop space and space/plumbing for white goods including washing machine and fridge/freezer. There is also rear access from the driveway to the kitchen which comes in handy when carrying the shopping in from the car.

Both of the bedrooms are generously sized and will both fit a double bed as well as a wardrobe and other bedroom furniture. There is a lovely shower room featuring a modern white suite including shower cubicle, low level WC and wash hand basin with a very convenient separate second WC.

There is plenty of storage throughout including two cupboards in the entrance hall and a large cupboard in the kitchen.

Cudworth Park is a development for those aged over 45 and please note that dogs are not permitted to live in the development. The development benefits from it's wonderfully semi-rural location but also from local amenities just a short drive away in Newdigate including shops, the popular Six Bells pub and doctor's surgery.

Entrance Hall

Airing cupboard, storage cupboard, radiator

Cloakroom

Wash hand basin, W.C, radiator

Lounge

17' 9" x 10' 10" (5.41m x 3.30m)

Double glazed window to front and side, electric fire, radiator

Kitchen

18' x 8' 4" (5.49m x 2.54m)

Double glazed bay window to front, electric oven and hob, space and plumbing for washing machine, fridge/freezer, storage cupboard, radiator

Bedroom One

11' 9" x 9' 6" (3.58m x 2.90m)

Double glazed window to side, radiator

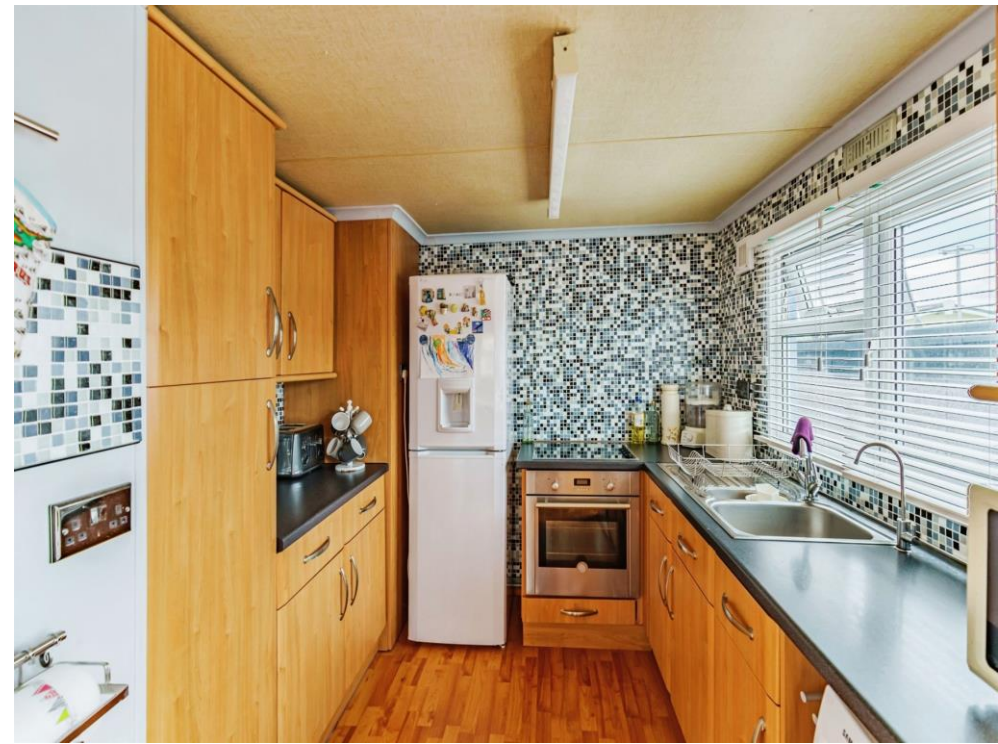
Bedroom Two

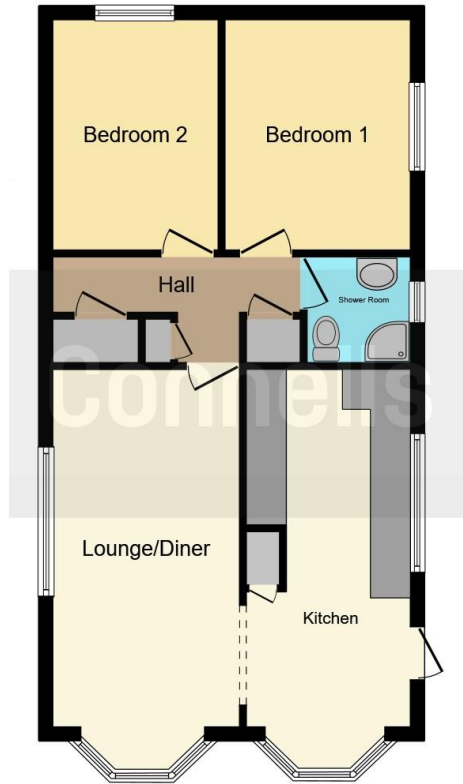
11' 8" x 9' 5" (3.56m x 2.87m)

Double glazed window to side, wardrobes, radiator

Bathroom

Double glazed window to side, wash hand basin, W.C, shower, heated towel rail





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

T 01293 785 346
E horley@connells.co.uk

30 High Street
 HORLEY RH6 7BB

EPC Rating: Exempt

view this property online connells.co.uk/Property/HLY404359

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HLY404359 - 0002