



Price
£425,000

Freehold

2x  1x  1x 

**Charlotte Grove,
Smallfield, Surrey, RH6**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Situated in a quiet cul-de-sac
- Popular village location
- Kitchen extension/conversion to the side
- Driveway parking for two vehicles
- Low maintenance gardens

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 16'0 x 14'0 (4.88m x 4.27m)

Kitchen: 16'0 x 8'0 (4.88m x 2.44m)

Dining Room/Bedroom 3: 14'0 x 7'10 (4.27m x 2.39m)

Bedroom 1: 10'0 x 10'0 (3.05m x 3.05m)

Bedroom 2: 9'0 x 8'0 (2.75m x 2.44m)

Wet Room

OUTSIDE

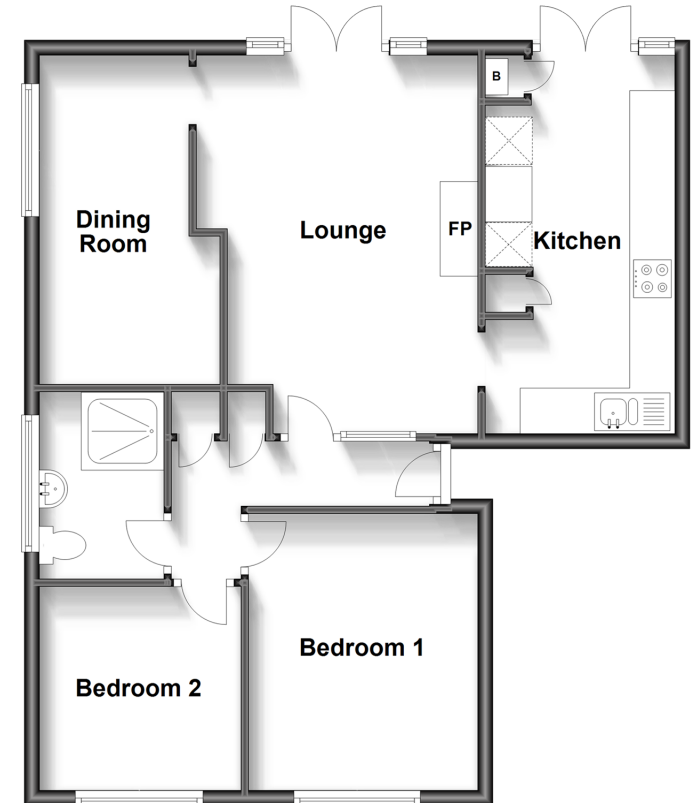
Front Garden

Off Road Parking

Rear Garden

Ground Floor

Approx. 68.8 sq. metres (740.8 sq. feet)



Call Horley - 01293 785338 ■ 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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