



**Price**

**£375,000**

**Leasehold**

2x  1x  1x 

**Minchin Close,  
Leatherhead, Surrey,  
KT22**

**OVER 60?**

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



**cubitt & west**  
Helping you move forwards





## Main features

- Direct access to sunny private rear garden
- Town centre location
- Offered to the market chain free
- Short distance to rural walks and Leatherhead train station
- Modernised by current owner

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 15'9 x 10'6 (4.80m x 3.20m)

Kitchen: 12'6 x 7'3 (3.81m x 2.21m)

Bedroom 1: 13'5 x 10'6 (4.09m x 3.20m)

Bedroom 2: 12'6 x 8'6 (3.81m x 2.59m)

Shower Room

Separate Toilet

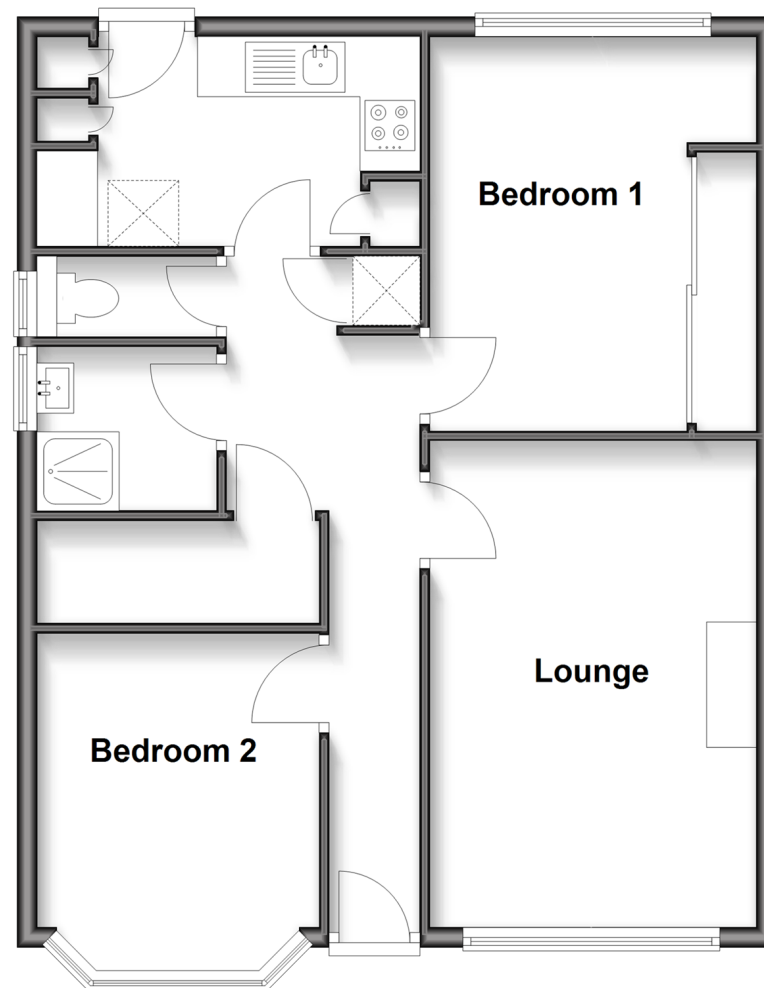
### OUTSIDE

Front & Rear Garden

Resident Permit Parking

## Ground Floor

Approx. 64.5 sq. metres (693.8 sq. feet)



**Call Leatherhead - 01372 373780 ■ 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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