



OVER 60?
Secure this property
for up to **59% less!**

Price

£400,000

Freehold

3x 1x 2x

**Waterfields,
Leatherhead, Surrey,
KT22**

cubitt & west
Helping you move forwards



Main features

- Some updating required, ripe for modernisation (subject to necessary consents)
- Established rear garden
- Ample storage
- Garage
- Walking distance to local amenities

Accommodation

GROUND FLOOR

Hallway
 Lounge: 15'4 x 14'6 (4.68m x 4.42m)
 Dining Room: 11'9 x 10'3 (3.58m x 3.13m)
 Kitchen: 11'4 x 7'6 (3.46m x 2.29m)
 Cloakroom

FIRST FLOOR

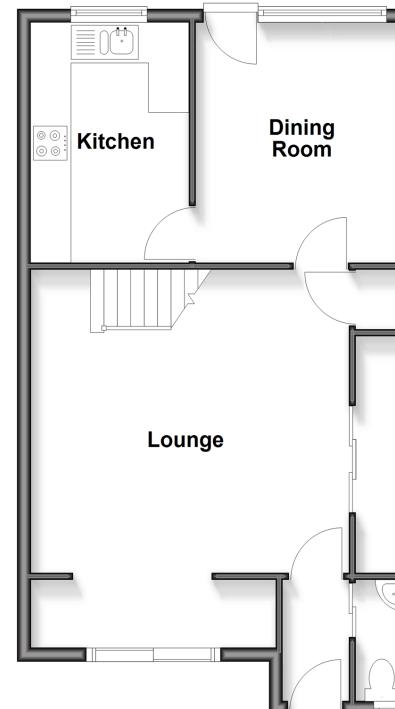
Landing
 Bedroom 1: 11'9 x 9'0 (3.58m x 2.75m)
 Bedroom 2: 11'5 x 8'9 (3.48m x 2.67m)
 Bedroom 3: 8'9 x 8'5 (2.67m x 2.57m)
 Bathroom

OUTSIDE

Front & Rear Gardens
 Garage

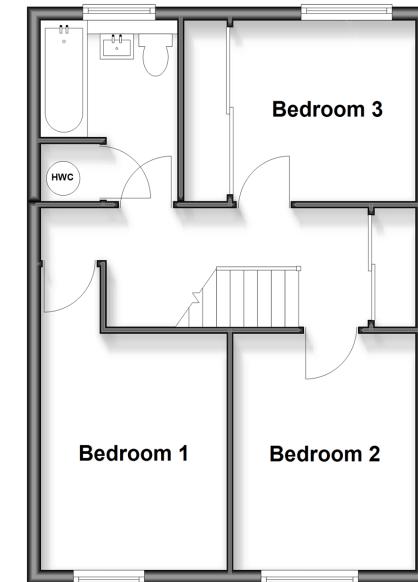
Ground Floor

Approx. 52.9 sq. metres (569.1 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



Call Leatherhead - 01372 373780 ■ 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
- 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



CURRENT:
F(29)

POTENTIAL:
C(77)



21108341/20260107/JG/JL