



Guide Price
£325,000

Freehold

2x  1x  1x 

**Shellwood Road, Leigh,
Reigate, Surrey, RH2**

OVER 60?

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

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Helping you move forwards



Main features

- A character 2 storey barn, no chain
- In a semi-rural location, with superb views, opposite fields & countryside
- Many original features including exposed beams and rafters
- Kitchen/dining area with built-in appliances & modern bathroom
- Equidistant between Reigate & Dorking town centres

Accommodation

SPLIT LEVEL UPPER GROUND FLOOR

Lounge: 11'10 x 10'0 (3.61m x 3.05m)

Kitchen/Dining Area: 11'10 x 10'2 (3.61m x 3.10m)

Bedroom 2/Study: 15'9 x 11'10 (4.80m x 3.61m)

GROUND FLOOR

Hallway

Bedroom 1: 11'10 x 10'0 (3.61m x 3.05m)

Bathroom: 9'5 x 9'3 (2.87m x 2.82m)

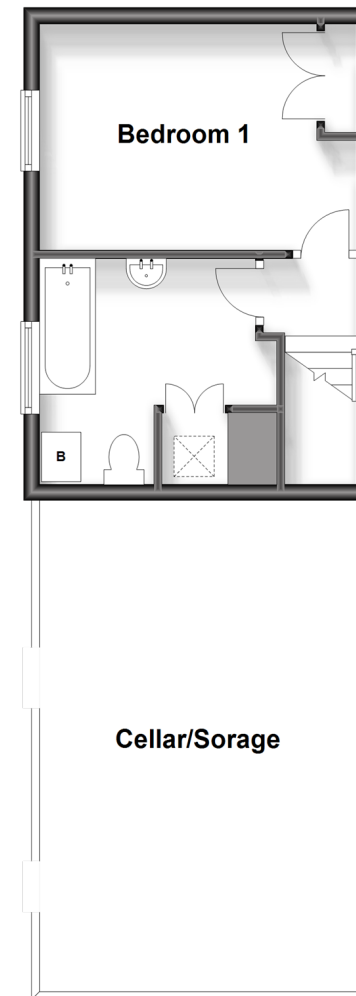
OUTSIDE

Small Patio Area

Allocated Parking

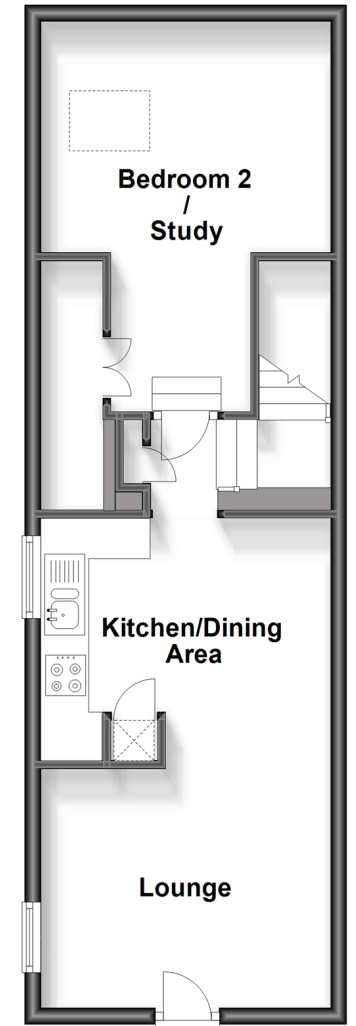
Ground Floor

Approx. 22.6 sq. metres (242.9 sq. feet)



Split-Level Upper Ground Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



Call Reigate - 01737 222020 ■ 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 50% less, by purchasing a Lifetime Lease.



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