



Price
£450,000

Freehold

3x  1x  1x 

**Gaveston Road,
Leatherhead, Surrey,
KT22**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Excellent transport links to M25, A3 and walking distance to mainline station
- Corner plot with plenty of scope to modernise and extend (subject to necessary consents)
- Double garage and driveway
- Walking distance to the town centre
- No onward chain

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge: 18'0 maximum x 12'4 (5.49m x 3.76m)
 Kitchen: 11'6 x 11'2 (3.51m x 3.41m)
 Conservatory: 9'10 x 9'5 (3.00m x 2.87m)
 Cloakroom

FIRST FLOOR

Landing
 Bedroom 1: 12'6 x 11'5 maximum (3.81m x 3.48m)
 Bedroom 2: 11'7 x 11'5 maximum (3.53m x 3.48m)
 Bedroom 3: 9'6 x 7'5 maximum (2.90m x 2.26m)
 Bathroom

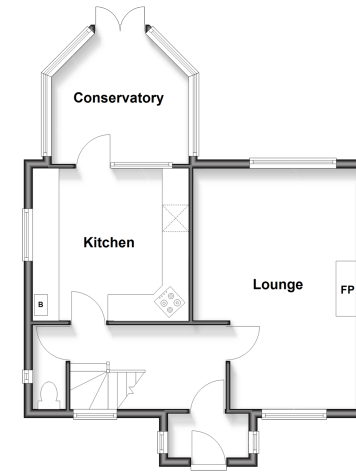
OUTBUILDING

Garage

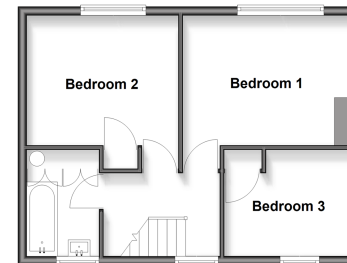
OUTSIDE

Front & Rear Gardens
 Off-Road Parking

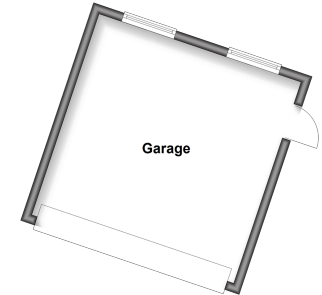
Ground Floor
 Approx. 50.9 sq. metres (548.2 sq. feet)



First Floor
 Approx. 40.3 sq. metres (434.3 sq. feet)



Outbuilding
 Approx. 23.3 sq. metres (251.0 sq. feet)



Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- 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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