



OVER 60?

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

Guide Price
£450,000

Freehold

3x  1x  2x 

**Manor Way,
Woodmansterne,
Surrey, SM7**

cubitt&west
Helping you move forwards



Main features

- **Lovely garden**
- **Excellent location; close to local shops and public transport**
- **Recently fitted kitchen**
- **Walking distance to an outstanding primary school**

Accommodation

GROUND FLOOR

Entrance

Kitchen: 13'4 x 5'0 (4.07m x 1.53m)

Dining Room: 11'0 x 9'0 (3.36m x 2.75m)

Lounge: 11'0 x 10'3 (3.36m x 3.13m)

FIRST FLOOR

Landing

Bedroom 1: 11'5 x 11'4 (3.48m x 3.46m)

Bedroom 2: 10'4 x 9'0 (3.15m x 2.75m)

Bedroom 3: 6'9 x 5'0 (2.06m x 1.53m)

Bathroom

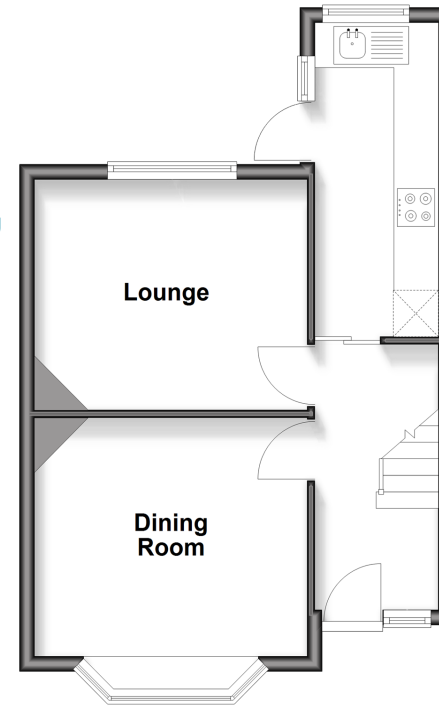
OUTSIDE

Garden

Driveway

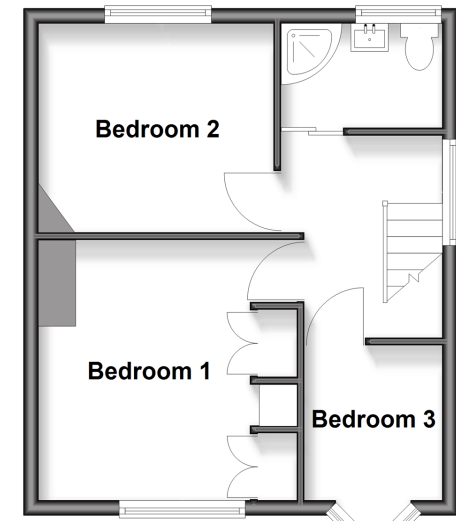
Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Call Banstead - 01737 352233 ■ 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



20110279/20251122/SM/OK