



**OVER 60?**

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

**Guide Price**  
**£450,000**

**Freehold**

2x  2x  1x 

**Copperfields, Fetcham,  
Leatherhead, Surrey,  
KT22**

**cubitt & west**  
Helping you move forwards



## Main features

- Contemporary kitchen/diner
- Bedroom 2 with private en-suite shower room
- Driveway for 2 cars
- Located in a quiet popular residential area close to local amenities
- Ideal for first time buyers, investors, or downsizer

## Accommodation

### GROUND FLOOR

Lounge: 16'6 x 8'0 (5.03m x 2.44m)

Kitchen/Diner: 21'2 x 11'5 (6.46m x 3.48m)

### FIRST FLOOR

Landing

Bedroom 1: 13'7 x 9'6 (4.14m x 2.90m)

Bedroom 2: 11'6 x 8'2 (3.51m x 2.49m)

En-Suite Shower Room

Family Bathroom

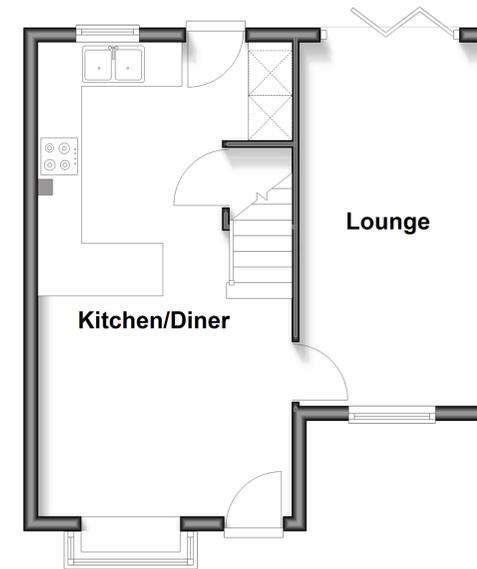
### OUTSIDE

Driveway

Front & Rear Gardens

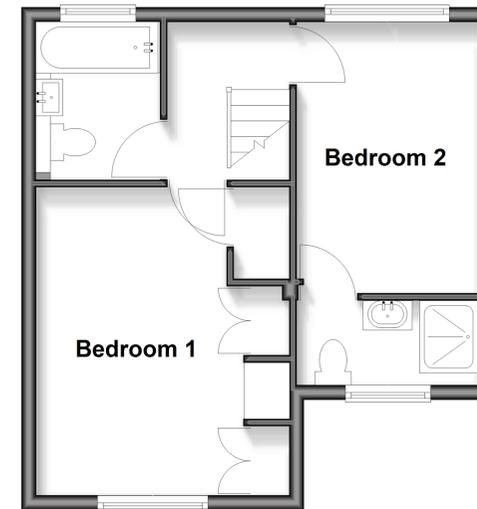
## Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



## First Floor

Approx. 35.3 sq. metres (380.4 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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