



**Price**  
**£175,000**

**Leasehold**

1x  1x  1x 

**The Woodlands,  
Smallfield, Surrey, RH6**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Bright and airy ground floor home, ideal for first time buyers
- Set in quiet neighbourhood
- Separate modern kitchen
- Pretty patio, the ideal spot to relax
- Good location for transport links as well as allocated parking

## Accommodation

### GROUND FLOOR

Kitchen: 10'11 x 5'8 (3.33m x 1.73m)

Lounge: 14'0 x 10'6 (4.27m x 3.20m)

Bedroom : 10'10 x 10'6 (3.30m x 3.20m)

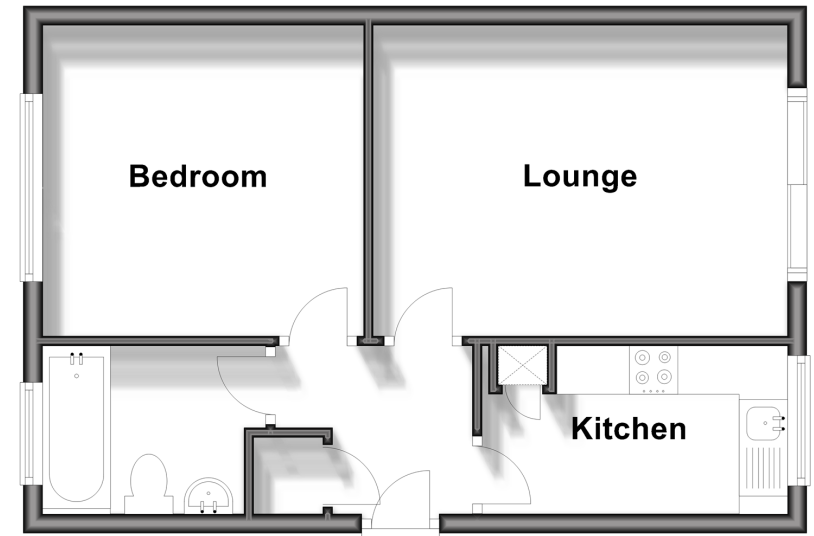
Bathroom: 6'5 x 5'8 (1.96m x 1.73m)

### OUTSIDE

Allocated Parking

## Ground Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



**Call Horley - 01293 785338 ■ [cubittandwest.co.uk](http://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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