



**Price**

**£330,000**

**Leasehold**

2x 1x 1x

**The Saddlery, Little Bookham, Leatherhead, Surrey, KT23**

**cubitt & west**  
Helping you move forwards



## Main features

- Located in the popular village, close to shops and local amenities
- Open plan kitchen/living room
- Private development
- Allocated parking
- Ideal for first-time buyers, investors or downsizers

## Accommodation

### GROUND FLOOR

#### Hallway

Kitchen/Living Room: 21'7 x 11'9 (6.58m x 3.58m)

Bedroom 1: 12'4 x 10'7 (3.76m x 3.23m)

Bedroom 2: 11'4 x 9'9 (3.46m x 2.97m)

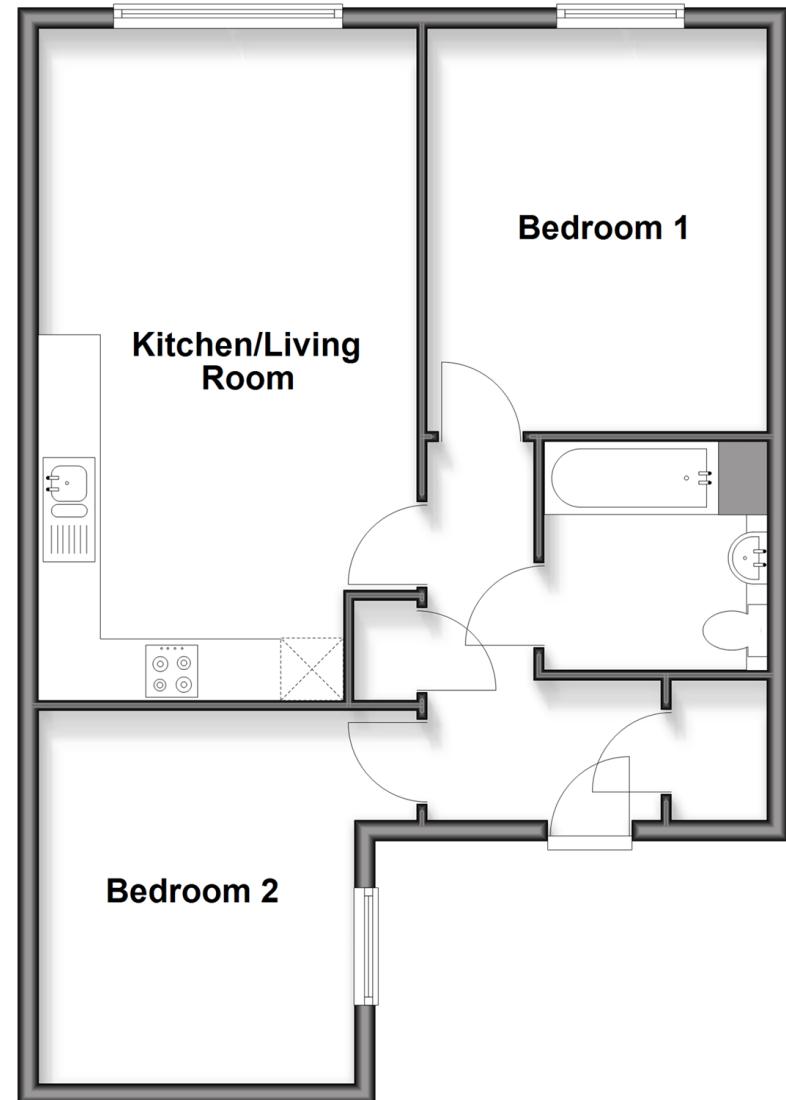
#### Bathroom

### OUTSIDE

2 Allocated Parking Spaces

## Ground Floor

Approx. 61.1 sq. metres (657.9 sq. feet)



Call Leatherhead - 01372 373780 ■ [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



CURRENT:  
B(84)

POTENTIAL:  
B(84)



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