



**Guide Price**  
**£425,000**

**Freehold**

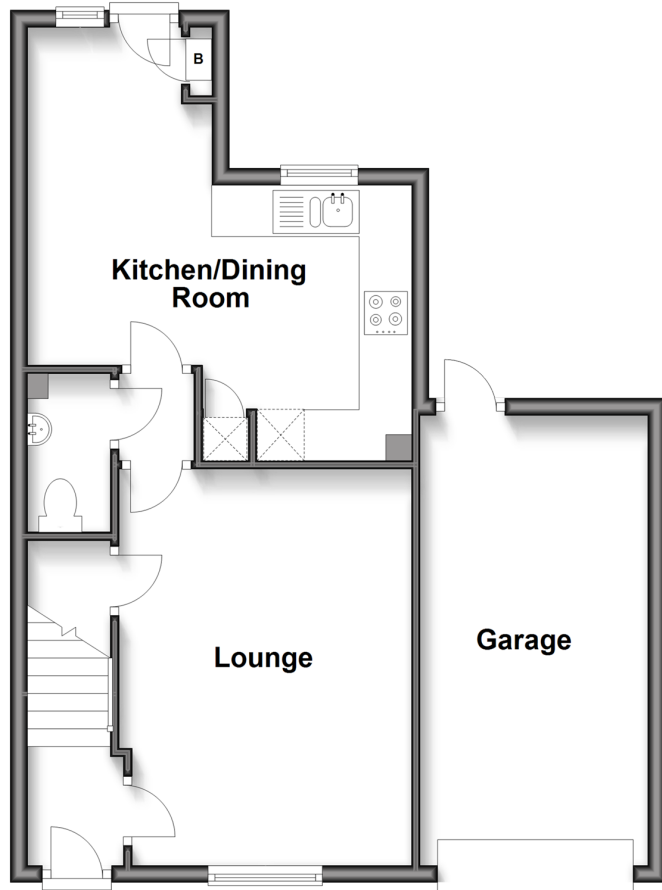
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**Willets Way, Loxwood,  
West Sussex, RH14**

**cubitt & west**  
Helping you move forwards

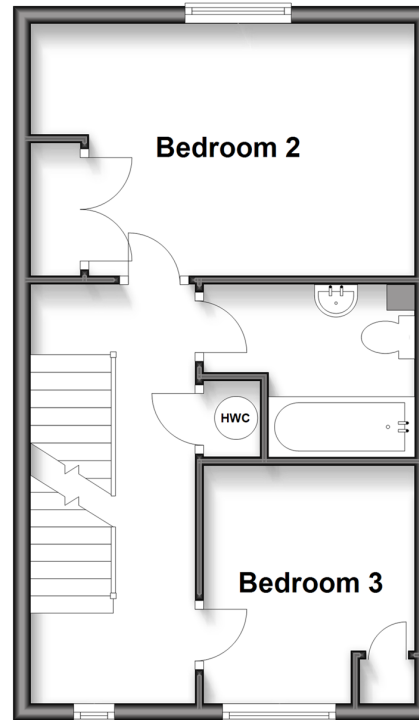
## Ground Floor

Approx. 53.4 sq. metres (574.6 sq. feet)



## First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



## Second Floor

Approx. 23.0 sq. metres (247.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge: 15'1" x 11'0" (4.60m x 3.36m)  
Kitchen / Dining Area: 22'7" x 14'2" (6.89m x 4.32m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 2: 14'8" x 9'1" (4.47m x 2.77m)  
Bedroom 3: 9'3" x 8'2" (2.82m x 2.49m)  
Bathroom

### SECOND FLOOR

Bedroom 1: 11'5" x 11'4" (3.48m x 3.46m)  
Dressing Area: 8'4" x 8'3" (2.54m x 2.52m)  
En-suite Shower Room

### OUTSIDE

Front Garden  
Driveway  
Garage  
Rear Garden



## Main features

- A three bedroom modern semi detached house
- The main bedroom has a dressing area plus en-suite
- A lovely lawned garden with a raised terrace
- Off road parking and a garage
- Set within a quiet cul-de-sac but within easy reach of the local school and amenities



### Nearest Schools

Primary Schools: Loxwood Primary 0.4 miles, Plaistow and Kirdford Primary 3.6 miles, Rudgwick Primary 3.8 miles

Secondary Schools: The Weald 6.4 miles, Cranleigh School (private) 6.5 miles, Glebelands 6.7 miles.



### Transport Information

Train Stations: Witley 6.9 miles, Milford 8.1 miles, Godalming 9.0 miles



### Address

Willets Way, Loxwood, West Sussex, RH14



### Directions

For directions to this property please contact us.



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Call Cranleigh Branch 01483 271567 ■ [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

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