





welcome to

Sylvaways Close, Cranleigh

Truly Desirable; simply not to be missed - call now

Every now and again, we are delighted to be instructed on a property that offers a wealth of features and opportunities, and few more so than this thoughtfully laid out five bedroom detached house.





The property is located in a quiet private no-through road, less than a five minute drive from the thriving village of Cranleigh. The village offers a wide range of traditional shops, supermarkets and a variety of boutique stores, restaurants, and public houses.

This beautiful appointed detached house, offers excellent, versatile living accommodation.

Cranleigh

Local recreation amenities include the leisure centre with a swimming pool, Cranleigh cricket and rugby clubs and Cranleigh Arts Centre.

Communications are excellent with the mainline station in Guildford to the northwest connecting with London Waterloo.

Access to the motorway networks is obtained via the A281 and A3, giving access to London, Heathrow and Gatwick.

Schools in the area include Cranleigh, St Catherine's in Bramley, Duke of Kent on Ewhurst, Belmont Preparatory School in Holmbury St Mary, Cranmore in West Horsley, The Royal Grammar School in Guildford, Guildford High School, Charterhouse and Prior's Field in Godalming.

In summary this five bedroom detached house, is perfect for a versatile and growing family. Presented in very good condition and ready to move into. We would advise all prospective buyers to book an appointment to view as soon as possible.

Sitting Room

Dining Room

Utility Room

Study

Bedroom 1

Bedrooms 2, 3 And 4

Bathroom

Bedroom 5

Rear Garden

Driveway And Parking











Sylvaways Close, Cranleigh

- Detached House
- Five bedrooms
- Open plan kitchen / breakfast room / dining room
- Three reception rooms
- Double garage with parking for up to six cars on the driveway

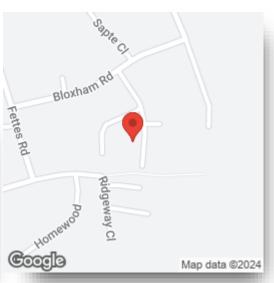
Tenure: Freehold EPC Rating: D

£750,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK101660



Property Ref: DRK101660 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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