



Hitherwood, Cranleigh, Surrey

Guide Price £500,000

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Very conveniently situated in a quiet cul de sac on the popular Hitherwood development, a delightful three bedroom semi-detached family house backing directly onto Snoxhall playing fields and Downs Link public bridleway. The village high street, Leisure and Health Centres and Knowle Country Park are within a short walk.

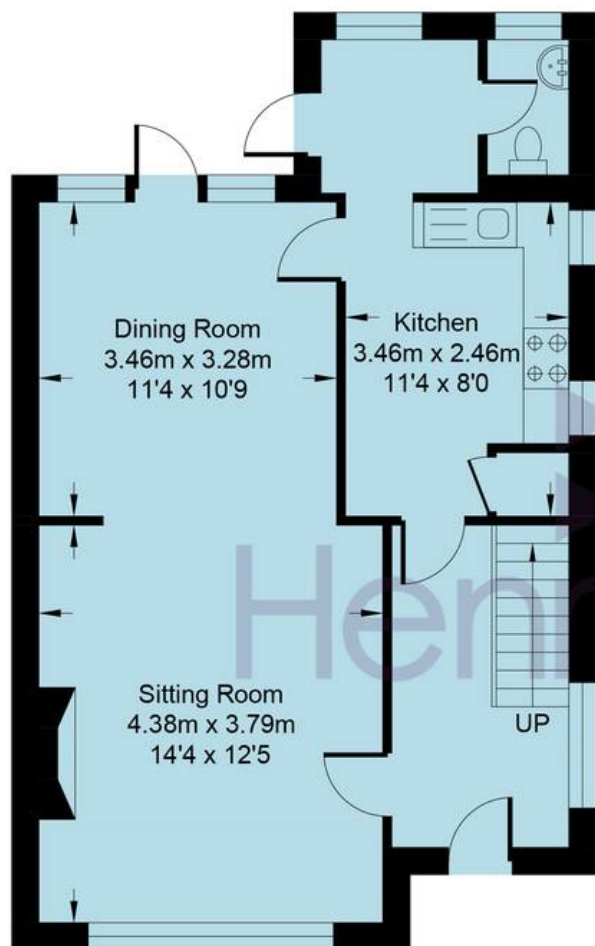
Built in 1966 with attractive part tiled front elevation, the property offers a spacious layout featuring on the ground floor an entrance hall, dual aspect sitting room and dining room with double doors leading onto the patio and pleasant rear garden. The kitchen is well-fitted with floor and wall units and built-in larder cupboard and a rear extension provides useful space for a fridge/freezer and downstairs cloakroom with w.c. and wash hand basin.

Upstairs are two double bedrooms, one single bedroom and family bathroom. The main front bedroom is fitted with wall to wall wardrobes and two built-in cupboards; the rear bedroom with two built-in cupboards enjoys far reaching views across the playing fields and countryside beyond.

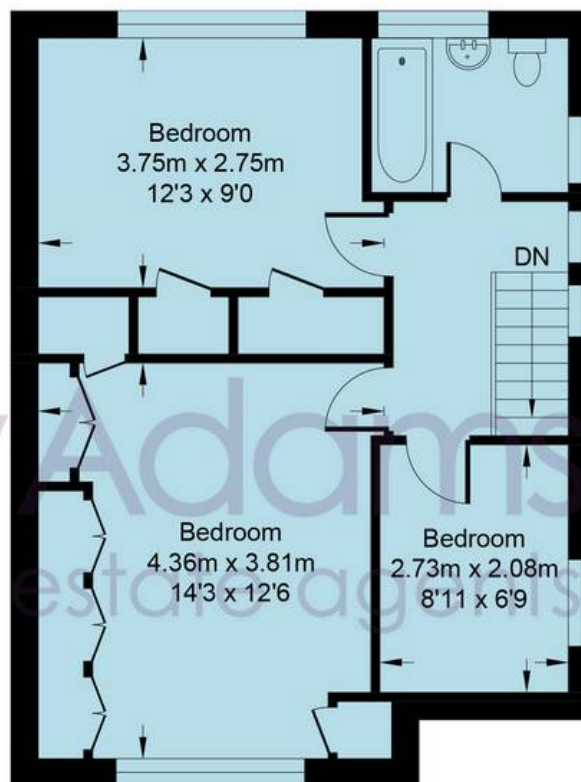
A block paved drive to the front and side of the house provides off street parking for several cars leading to a detached brick-built garage to the rear with up and over and personnel doors. The west-facing rear garden is laid to lawn with patio and mature planted beds. From the garden a gate leads directly onto the playing fields with boundary path leading to a children's play area and the village centre.



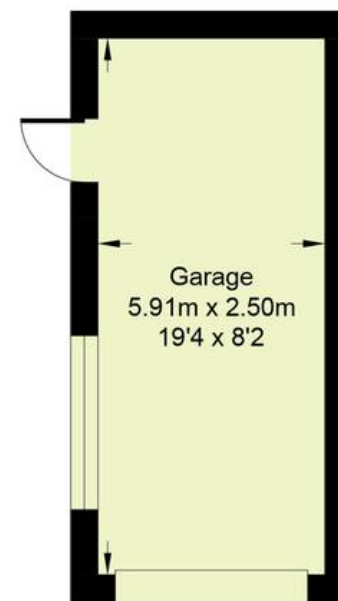




GROUND FLOOR



FIRST FLOOR



GARAGE



Hitherwood

Approximate Area = 1017 sq ft / 94.5 sq m

Garage Area = 159.0 sq ft / 14.8 sq m

Total = 1176 sq ft / 109.3 sq m

For identification only - not to scale



The house would benefit from updating to the kitchen and bathroom but is presented in good decorative order, the central heating boiler was replaced in 2024 and fascias, soffits and gutters in 2023.

Council Tax band: E Tenure: Freehold

- **Well-proportioned family accommodation**
- **Sought after location in Hitherwood**
- **Backing onto playing fields and Downs Link**
- **Within a short walk of all village amenities**
- **Detached Garage & Parking for several cars**







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.