



## 22 Orchard Gardens, Cranleigh, GU6 7LG

£2,250

- Three Bedrooms
- Great Location
- Ground Floor WC
- Conservatory
- Garage
- Parquet Flooring
- Large Reception Room
- Large Drive
- Large Garden
- Utility Room

## 22 Orchard Gardens, Cranleigh GU6 7LG

This handsome, traditional, three bedroom home is spacious inside and out.

Key additional features include, a garage along with ample driveway parking, utility room and inviting rear garden.

Available 10th June.



Council Tax Band: E



## Details

Anyone who knows Cranleigh knows that Orchard Gardens is a charming, popular residential road located off Avenue Road.

This three-bedroom home has so much to offer. It is a warm and inviting property, that is light and spacious throughout.

Redecorated and new carpets fitted and new white goods, just seven months ago.

Upon arrival you are presented with the large frontage, the long drive can easily accommodate two cars and has been known to have more.

Once inside there is a WC to your right and the hall leads to the kitchen and living room.

The modern kitchen is a great size and overlooks the rear garden, with plenty of base and eye levels units, and a larder style cupboard, storage won't be an issue. This leads to the utility area, with more cupboards, the washing machine and access to the garage. Oven Hob and extractor, dishwasher, fridge freezer and washing machine are all supplied.

From here there is access to the sun room / conservatory, providing that extra bit of separate living space.

The triple aspect living room is a large space with traditional square parquet flooring, with doors leading to the rear garden patio.

On the first floor there are two double bedrooms, both with integrated wardrobes. The third bedroom is a large single and overlooks the rear garden.

The family bathroom is equipped with a three-piece suit comprising of a WC, wash basin and bath with electric shower over.

A bonus of the upstairs is the double cupboard on the landing. This houses the water tank on one side and provides more excellent additional storage.

Please note:

Gas Central Heating

Double Glazing

Mains Services

EPC E

Council Tax – Waverley Band E

<https://www.waverley.gov.uk/Services/Council-Tax/Council-Tax-charges-2024-25#cranleigh>

Viewing strictly by appointment through our Agency.

Photos are from seven months ago, before appliances has been delivered.

Previous pictures are being used whilst the current tenant is at the property.

Holding Deposit payable once an initial offer is accepted £519.23. (This is the equivalent of one weeks rent. If a higher or lower rent is agreed the Holding Deposit will be adjusted accordingly)

Security Deposit payable once the Tenancy Agreement is signed. £2596.15.00 (This is the equivalent of five weeks rent. If a higher or lower rent is agreed the Security Deposit will be adjusted accordingly)

You may opt to have the Holding Deposit applied to the security deposit.

The first month's rent and holding deposit is due once the Tenancy Agreement is signed. This should be within 10 working days of an application commencing.





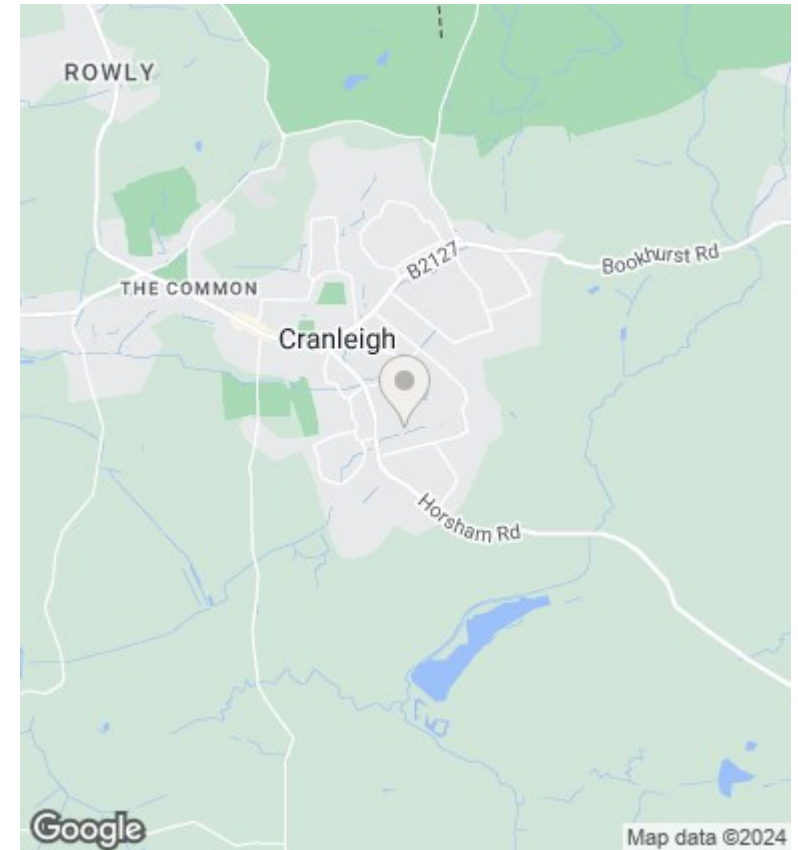
## Directions

## Viewings

Viewings by arrangement only. Call 01483 276565 to make an appointment.

## Council Tax Band

E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>49</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	