



HILL CLEMENTS
SALES AND LETTINGS



PRICE GUIDE

£695,000

31, Hitherwood
Cranleigh, GU6 8BW

Towards the end of a convenient cul de sac and backing south west directly on to the Snoxhall Playing Fields, providing direct access to the Downslink and the village centre - an extended family house now requiring modernisation set within a lovely garden with an open and sunny aspect

PROPERTY SUMMARY

31 Hitherwood was built in the 1960's and has been extended to provide unusually spacious accommodation, ideal for a family. There are four bedrooms and two bathrooms on the first floor and three reception areas and a conservatory on the ground floor. Now in need of modernisation, the accommodation provides excellent scope for further enhancement on both floors. The garden is a real feature and provides a lovely sunny aspect backing south west directly on to Snoxhall Playing Fields which provide access to the Downslink and Cranleigh Leisure Centre, the High Street and to Knowle Park.



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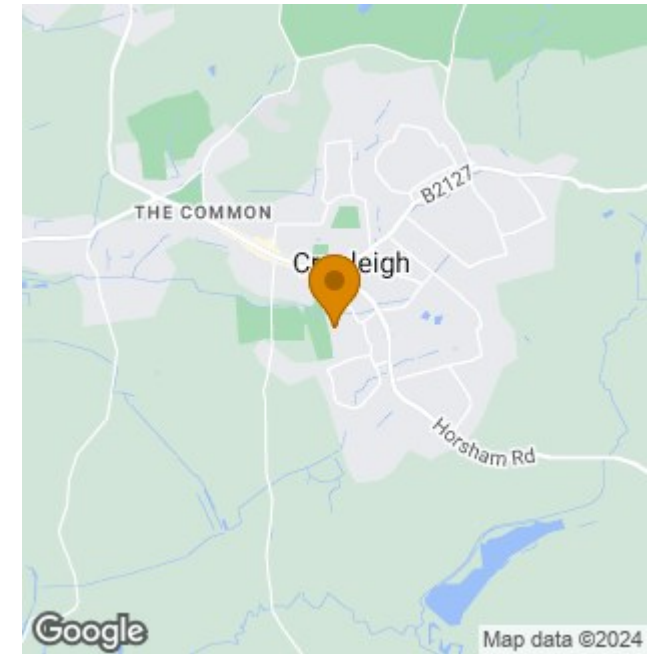
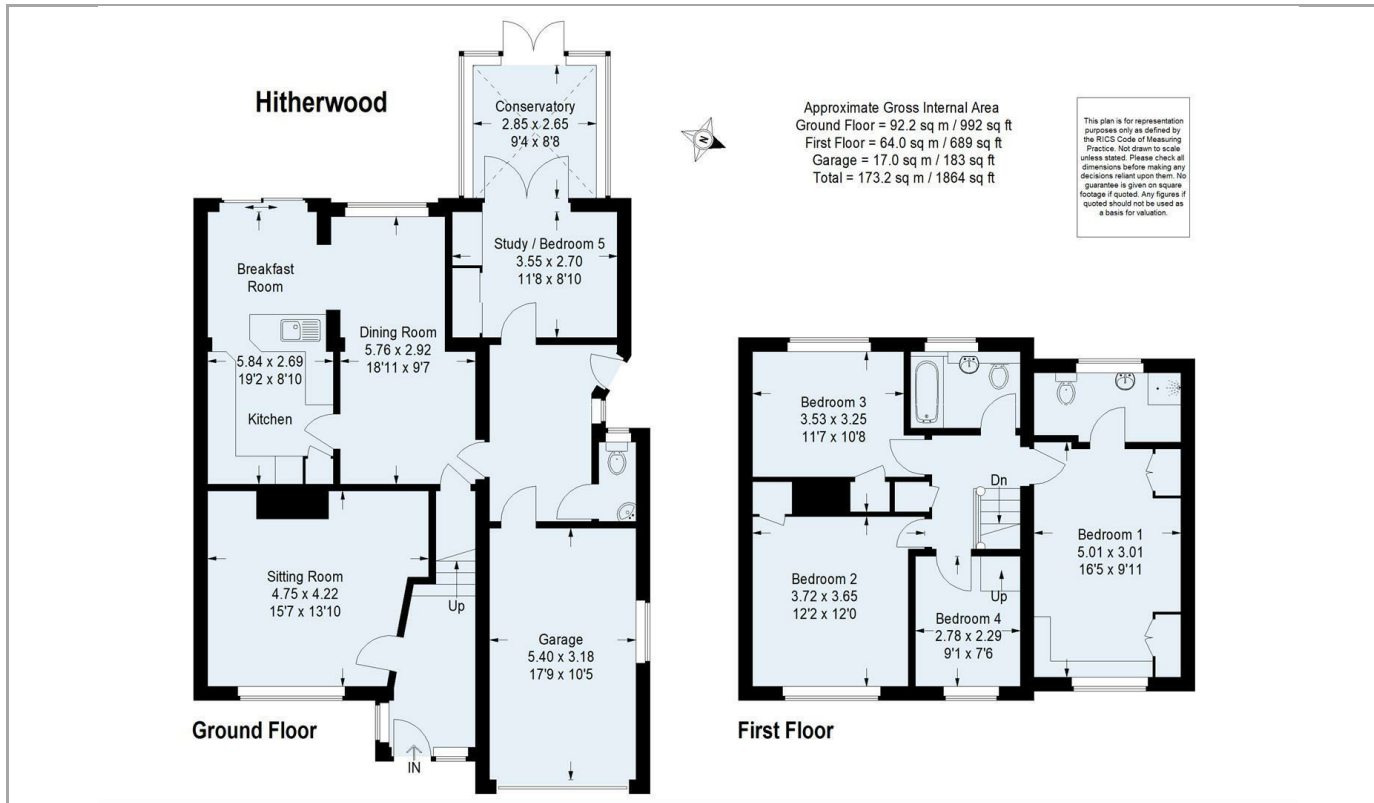
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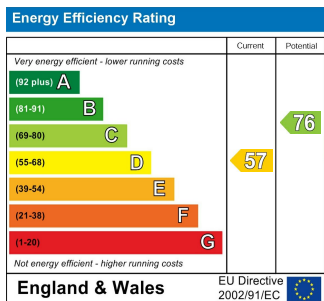






DIRECTIONS

From the mini roundabout at the south eastern end of the village, bear right into the Horsham Road and take the second turning on the right into Hitherwood. Follow the road around and 31 will be found on the right hand side immediately next to the footpath leading to Snoxhall Playing Fields.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND
E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
6 Quarry Street
Guildford
Surrey
GU1 3UR

OFFICE DETAILS
01483 300300
info@hillclements.com
<https://hillclements.com/>