



10 Longhurst Avenue, Cranleigh, GU6 8FG

 Chantries
& Pewleys





Property Description

Guide Price: £600,000

- Modern 3 bedroom house
- Open plan sitting/dining room
- Snug/study
- Family room
- En-suite to main bedroom
- Landscaped rear garden
- Off street parking
- Within 1 mile of Cranleigh High Street
- Freedhold
- Council tax band: E. EPC:B

An impressive three bedroom semi-detached home presented in 'show home condition' built by Crest Nicholson in 2017.

Since purchasing the property, the owners have extended the ground floor and converted the rear of the garage to significantly improve the living space, as well as upgrade other areas of this wonderful home.

The kitchen/breakfast room has been fitted with a new breakfast bar and includes a range of Bosh appliances. The hub of the house is without a doubt the stunning sitting/dining room that opens into the newly extended conservatory/family room with double doors to the rear garden. Adjoining the sitting room is the newly converted snug which also offers space for an office.

On the first floor there are three bedrooms with the principal bedroom having a stylish en-suite shower room, and a family bathroom completes the first floor.

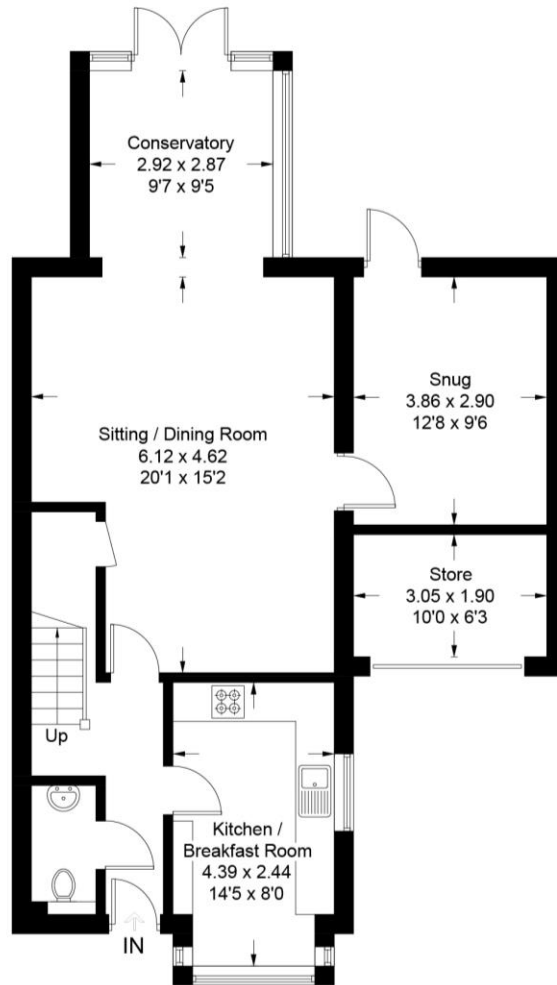
Outside the garden has been beautifully landscaped with neatly maintained lawn, children's play area and a patio providing a superb alfresco dining area to enjoy the afternoon sun.

Longhurst Avenue benefits from a level walk to Cranleigh High Street where you can find a variety of shopping, leisure and cultural amenities including two supermarkets, a butcher, fishmonger, M & S Simply Food, as well as a library and leisure centre. The village is also home to several excellent pubs and coffee shops with outside sitting for an alfresco break. Set at the foot of the Surrey Hills, Cranleigh is surrounded by Surrey countryside, and nearby towns of Guildford and Horsham offer mainline services to London.

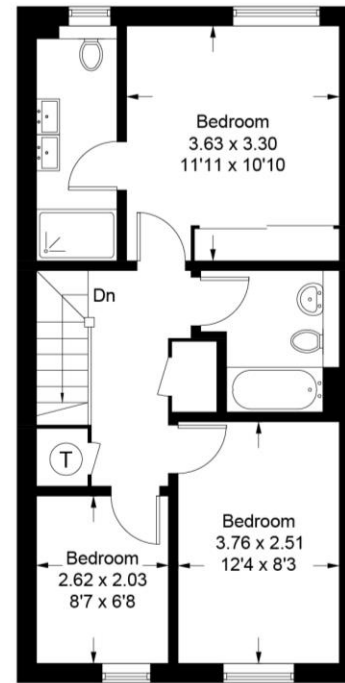




Approximate Gross Internal Area = 116.9 sq m / 1258 sq ft
Store = 5.7 sq m / 61 sq ft
Total = 122.6 sq m / 1319 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID882780)



Chantries & Pewleys

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

