



21 Durnsford Way, Cranleigh, GU6 7LW





Property Description

Guide Price: £700,000

- Detached family home
- Four bedrooms
- Open plan kitchen/dining/family room
- Sitting room
- Utility room
- Shower room
- Integral garage
- Landscaped rear garden
- Off street parking
- Freehold. Council tax band: F. EPC: D

An impressive four bedroom detached family home situated in a sought-after cul-de-sac in Cranleigh village. This property is a testament to modernity and style, as the current owners have spared no effort in extensively upgrading and modernising this desirable residence.

The ground floor features a modern open-plan kitchen/dining/family room that is a true centrepiece of the house. Beautiful wooden flooring graces this space, adding warmth and character to the interior. This area offers a perfect vantage point for enjoying the rear garden, creating an inviting atmosphere.

A utility room, bathed in natural light thanks to a skylight, adjoins the kitchen and offers convenient access to the integral garage. The modernisation of this home extends to the stylish sitting room, which boasts wood panelling and an attractive fireplace, making it an ideal space for relaxation. The ground floor also features a fully tiled modern shower room.

Moving to the upper level of the property, you'll find four well-appointed bedrooms, each offering ample space and natural light. The well-designed bathroom features an inviting roll-top bath with central taps, creating a spa-like experience in the comfort of your own home. Outside, the well-maintained rear garden is a landscaped haven that provides multiple seating areas, perfect for outdoor entertaining. The front of the property features a block-brick driveway for off-street parking.





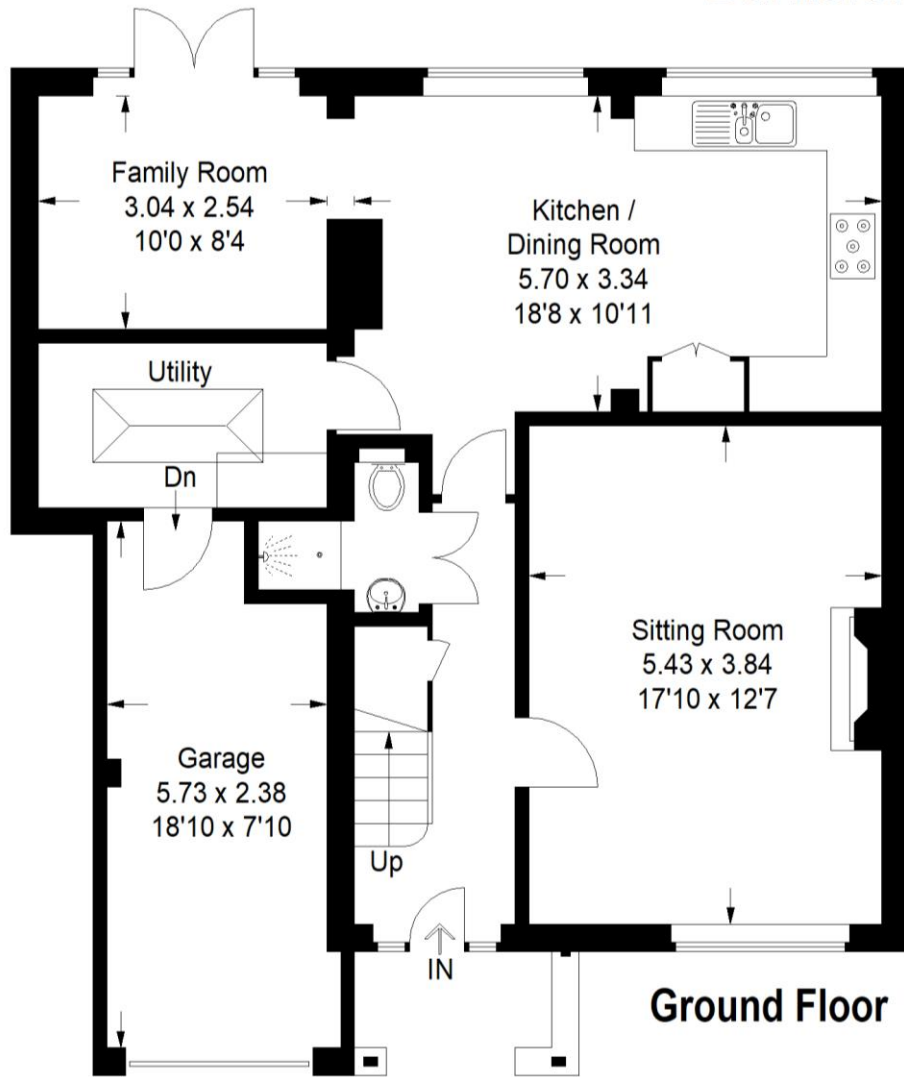


The Area

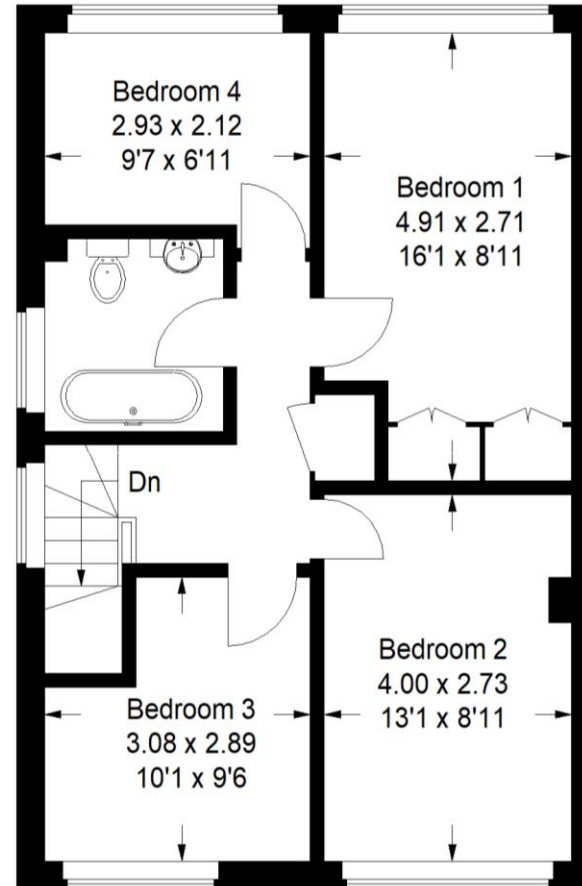
Cranleigh's busy village centre is within a mile of the property, where the high street offers a variety of shopping, leisure and cultural amenities including two supermarkets, a butcher, fishmonger, M&S Food Hall, as well as a library and leisure centre. The village is also home to several excellent 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.



Durnsford Way, Cranleigh



Ground Floor



First Floor



Approximate Gross Internal Area
Ground Floor (Including Garage)
84.0 sq m / 904 sq ft
First Floor = 52.0 sq m / 560 sq ft
Total = 136 sq m / 1464 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

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.

