



9 Longhurst Avenue, Cranleigh, GU6 8FG





Property Description

Guide Price: £565,000

- Modern three bedroom house
- Kitchen with integrated Bosh appliances
- Open plan sitting room/dining room
- Landscaped East facing rear garden
- Home office/gym
- Potential to extend (STP)
- En-suite to principal bedroom
- Freehold
- Council tax band: E. EPC: B

An impressive three bedroom semi-detached home on a generous plot, situated on the Longhurst Park Estate, a one-mile level walk from the village of Cranleigh and a stone's throw from the Downs Link foot and cycle path that extends from Shoreham to Guildford.

The hub of the house is the sitting/dining room that opens with double doors to a glorious garden. At the front of the property, a modern kitchen that features a large bay window with fully integrated Bosh appliances that seamlessly blend form and function.

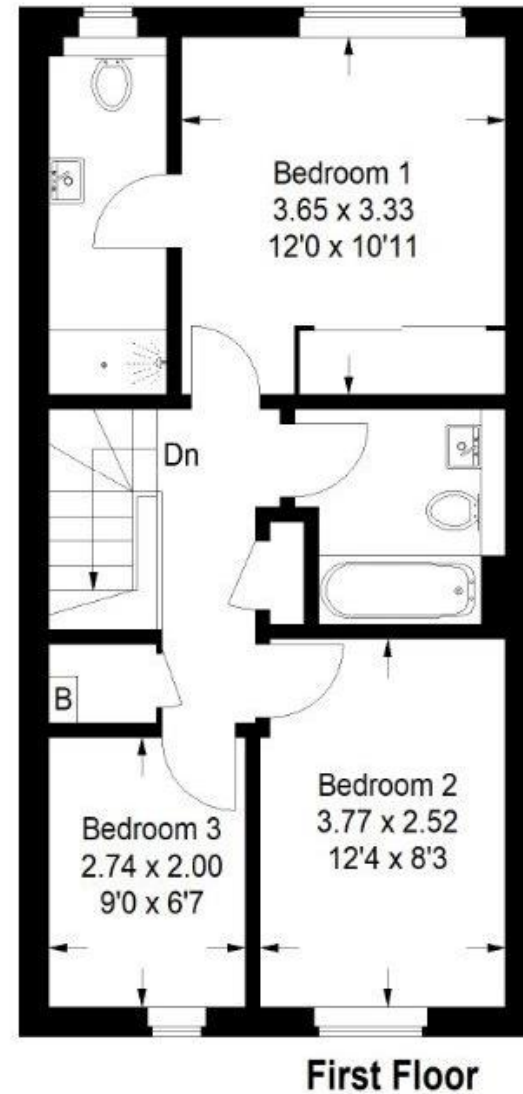
On the first floor there are three spacious bedrooms with the principal bedroom having en-suite shower room and a family bathroom. Boasting an east facing beautifully landscaped spacious garden, with a versatile home office that can transform into a personal gym or wellness retreat for yoga and meditation, neatly maintained lawn and children's play area. Nurture your green thumbs in the greenhouse and cultivate your own produce in the raised beds and a large patio perfectly positioned for alfresco dining in sunlight all day long. Plenty of potential to extend backwards and upwards for further enhancement, subject to planning.

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 al fresco 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.





Longhurst Avenue, Cranleigh



Approximate Gross Internal Area
 Ground Floor = 48.0 sq m / 517 sq ft
 First Floor = 46.0 sq m / 495 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Studio / Home Office = 12.1 sq m / 130 sq ft
 Total = 124.4 sq m / 1339 sq ft



(Not in position)

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.



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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.

