



18 Sycamore Road, Cranleigh GU6 8GN

 Chantries
& Pewleys





Property Description

Guide Price: £600,000

- Modern detached home
- Three double bedrooms
- En-suite to main bedroom
- Dual aspect sitting room
- Open plan kitchen/dining room
- Ideal rear garden for entertaining
- Single garage
- Off street parking
- Freehold
- EPC: B Council Tax: E

An impressive looking and immaculately presented three bedroom detached house situated within the sought-after Willowbrook development, nestled on the outskirts of Cranleigh. The property was constructed in 2019 and features a west-facing rear garden. This home is bright and spacious throughout, benefiting from off-street parking and a garage.



Internally, the residence boasts a welcoming entrance hallway leads through to the generous sized lounge, with a bay window to the front giving plenty of natural light, a feature fireplace, and patio doors leading out to the garden. There is a tastefully appointed modern fully fitted kitchen and dining room, with a range of eye and base level units, integrated oven & hob and white goods including a dishwasher, and patio doors which open out to the garden. Lastly, on the ground floor is a WC with hand basin. On the first floor, there are three generously proportioned bedrooms. The primary bedroom benefits from fitted wardrobes and an ensuite shower room, there are two further bedrooms and a modern family bathroom.

To the outside, the well-maintained garden is mostly laid to lawn with a patio area offering space for outdoor furniture and is enclosed by both panelled fencing and a brick wall, an idyllic setting perfectly tailored for entertaining. The property comes with off-street parking and a garage.





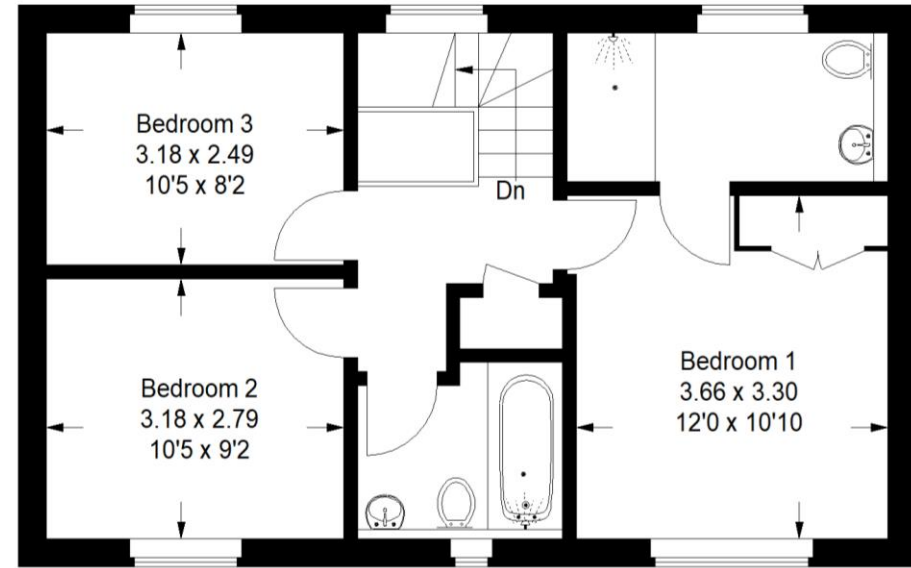
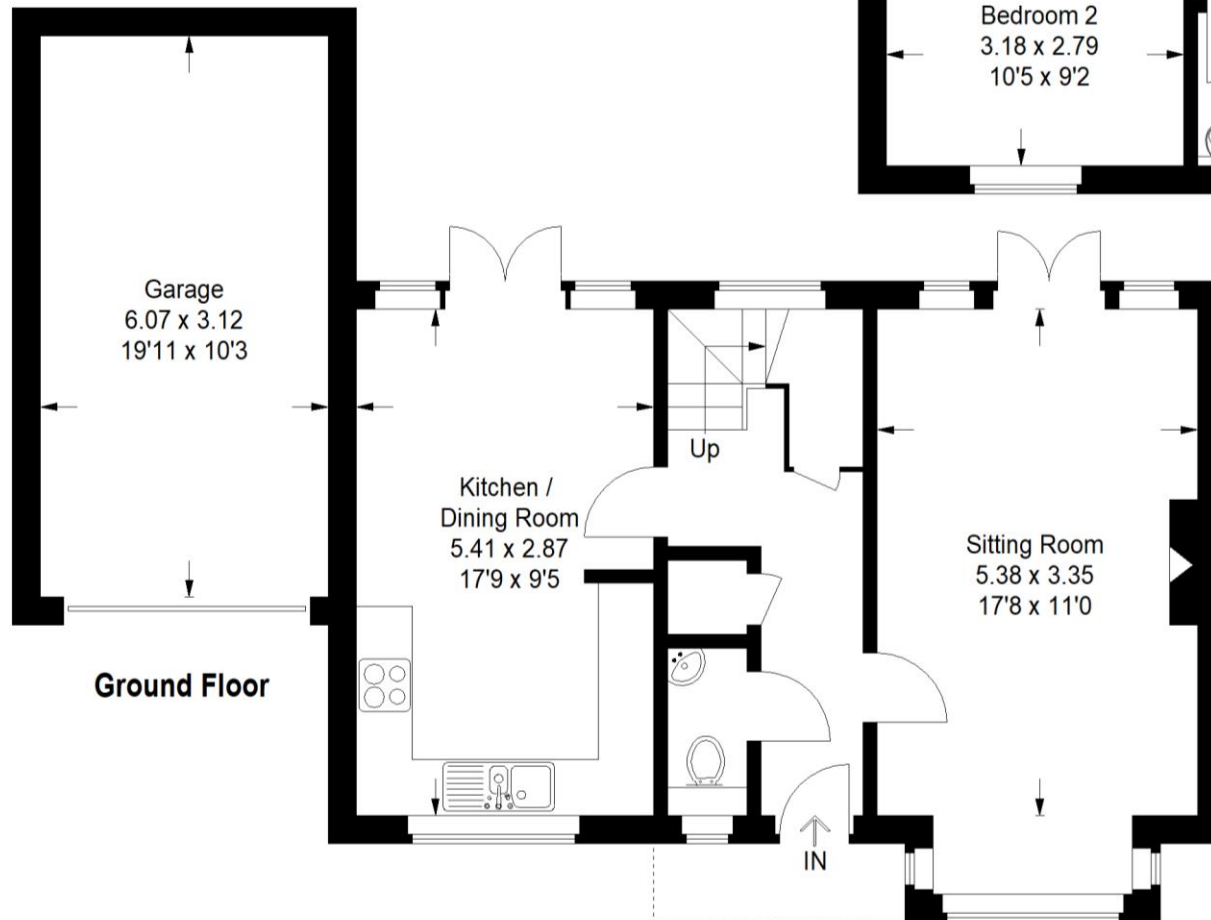
The Area

Cranleigh High Street is easily reached and provides an exceptional range of individual shops and boutiques, an M&S food hall and Sainsbury's together with several restaurants in addition to the leisure centre and doctors' surgery. There are several highly regarded schools in the area in both the state and private sectors. For a wider range of facilities Guildford is approximately 7 miles away and Horsham is 15 miles. Surrounding the area are miles of open countryside with the Surrey Hills being an Area of Outstanding Natural Beauty.



Sycamore Road, Cranleigh

Approximate Gross Internal Area :
House = 96.3 sq m / 1037 sq ft
Garage = 19.2 sq m / 207 sq ft
Total = 115.5 sq m / 1244 sq ft



First Floor



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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

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