



34 The Mount, Cranleigh, GU6 7LX





Property Description

Guide Price: £650,000

- Period detached home
- Short level walk from Cranleigh High Street
- Open plan family/dining room
- Modern Kitchen
- Sitting room
- Three bedrooms
- Freehold
- EPC: TBC
- Council Tax band: E

An attractive detached period property situated in a beautiful tree-lined street in one of the most desirable roads in the village. The Mount is located a short, level walk from the High Street and all the local schools and amenities. The property has been extended on the ground floor to provide a stylish and contemporary living space while retaining its original character. The ground floor accommodation comprises a sitting room with a bay window, a stunning combined family/dining room with an open aspect into the delightful modern kitchen, which is fitted with a range of Neff, Miele and Villeroy & Boch appliances. Additionally, there is a useful, recently refurbished utility room and a W.C. on the ground floor. Upstairs, there are three bedrooms and a modern shower room.

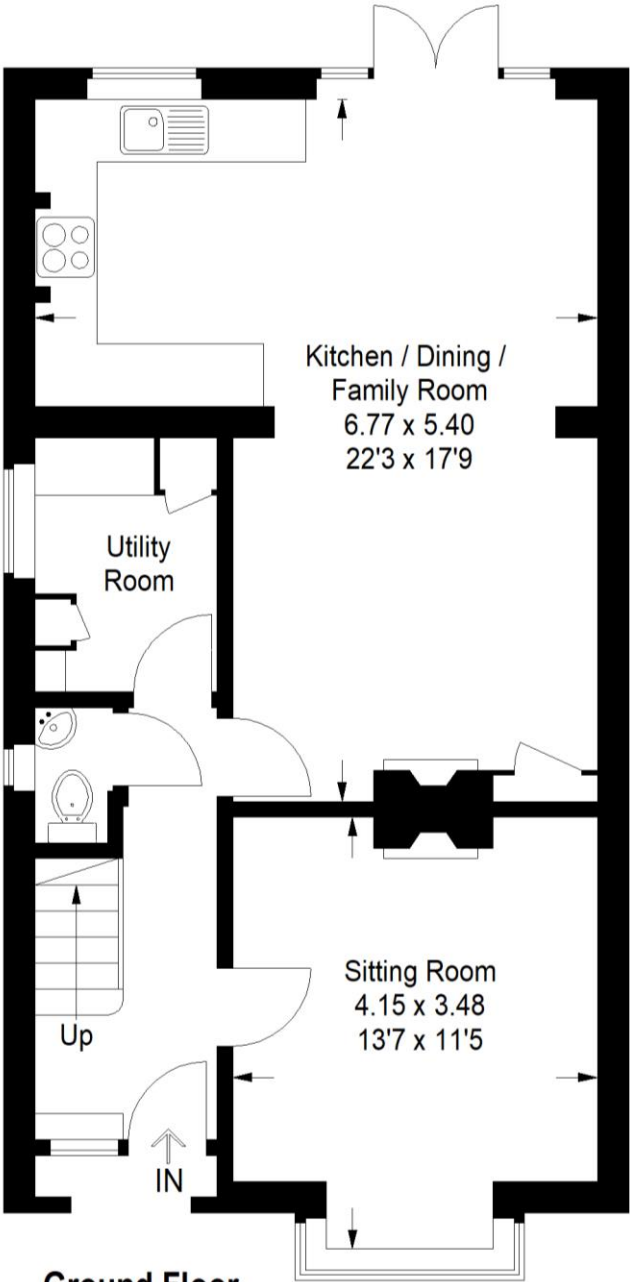
The outside of the property is a highlight of the home. The beautifully landscaped south-facing garden features well-stocked borders, two patios, and is enclosed by a brick wall and fence, offering an excellent degree of privacy. To the front, the driveway provides off-street parking for two vehicles.



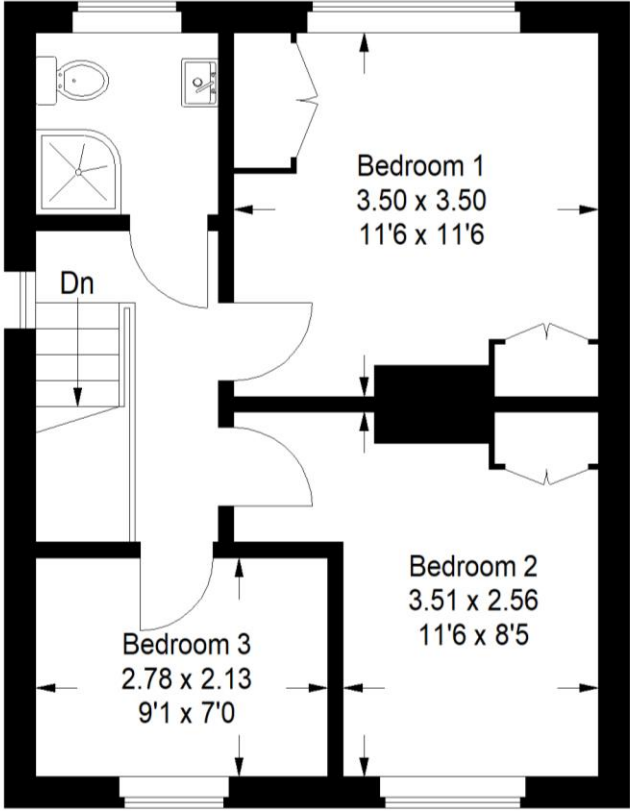


The Mount, Cranleigh

Approximate Gross Internal Area
Ground Floor = 56.9 sq m / 612 sq ft
First Floor = 38.6 sq m / 415 sq ft
Total = 95.5 sq m / 1027 sq ft



Ground Floor



First Floor



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

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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.

