



31 Mead Road, Cranleigh GU6 7BQ





Property Description

Guide Price: £585,000

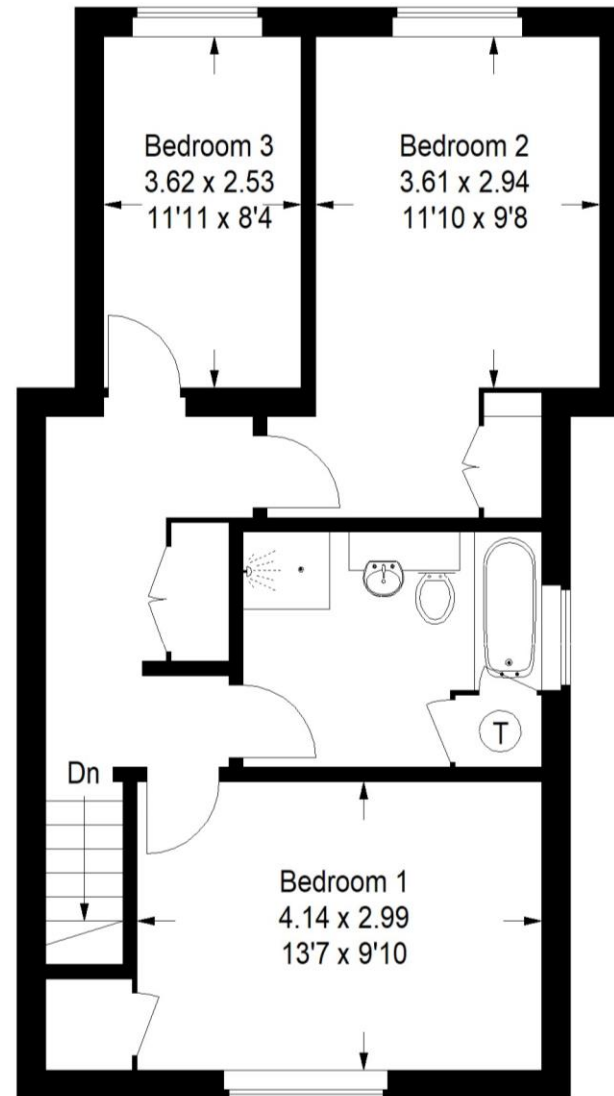
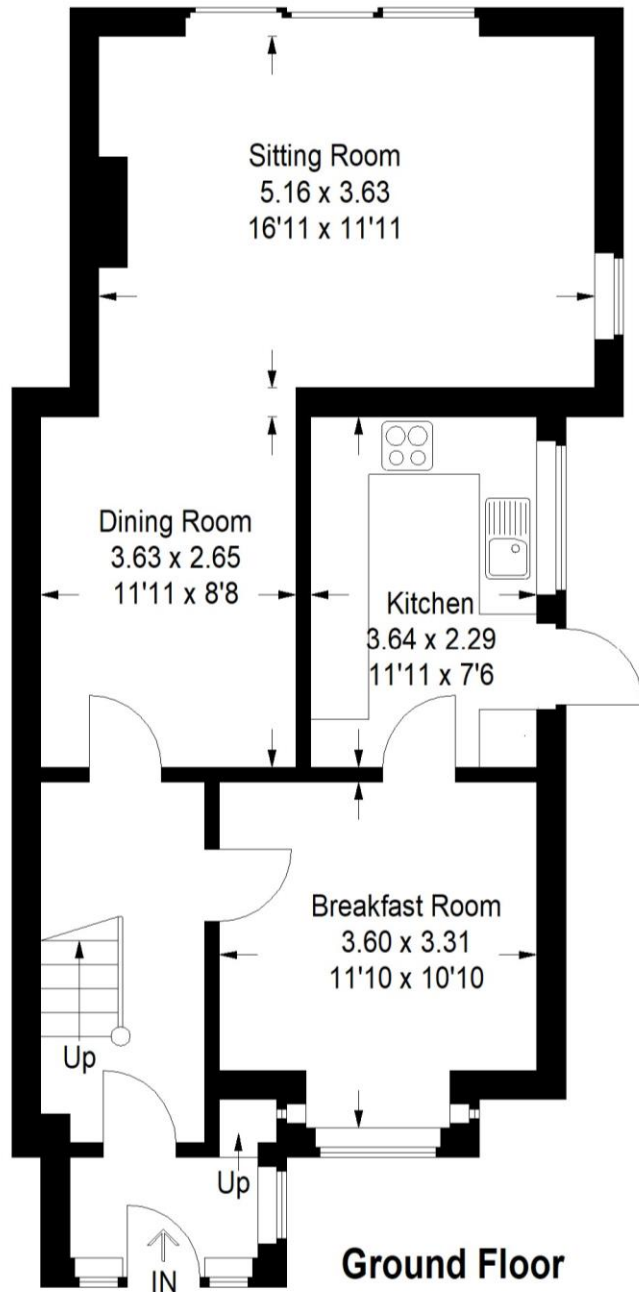
- Extended three bedroom semi-detached cottage
- Three reception rooms
- Character property
- Refitted bathroom
- Large cottage garden
- Double glazed windows
- Off road parking
- Convenient village location
- Freehold
- Council Tax: D EPC: D

An extended three bedroom character semi-detached home situated in a popular residential road, close to the village centre. The property has accommodation arranged over two floors with entrance hall leading to a kitchen and breakfast room which then leads into the dining room and the large sitting room at the rear of the property with patio doors to the garden. Stairs rise to the first floor where there are three bedrooms and a modern fitted bathroom with separate bath and shower. Outside there is off road parking for two cars, side access to the rear garden which is a lovely feature of the property being of good size, having areas of lawn bordered by established flower and shrub borders. At the top of the garden there is a kitchen garden area with vegetable and soft fruit beds. The property benefits from gas fired central heating and replacement double glazing and we highly recommend a visit to fully appreciate the space that the property offers and its most convenient village location.

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, Cranleigh has much to offer with numerous independent shops, M&S Food Hall, Sainsburys and Co-op. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel and town centre cafés, there is also a Thursday market. Leisure facilities including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and an indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.







Mead Road

Approximate Gross Internal Area
Ground Floor = 61.3 sq m / 660 sq ft
First Floor = 55.2 sq m / 594 sq ft
Total = 116.5 sq m / 1254 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.

