



4 Meadow Way, Cranleigh GU6 8FX

 Chantryes  
& Pewleys





## Property Description

Guide Price: £535,000

- Modern three bedroom semi detached house
- Kitchen with integrated appliances
- Open plan sitting room/dining room
- En-suite to main bedroom
- Good sized rear garden
- Garage with off street parking
- Quiet location with an attractive outlook
- Potential to extend (STP)
- Freehold
- Council Tax: E EPC: B

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

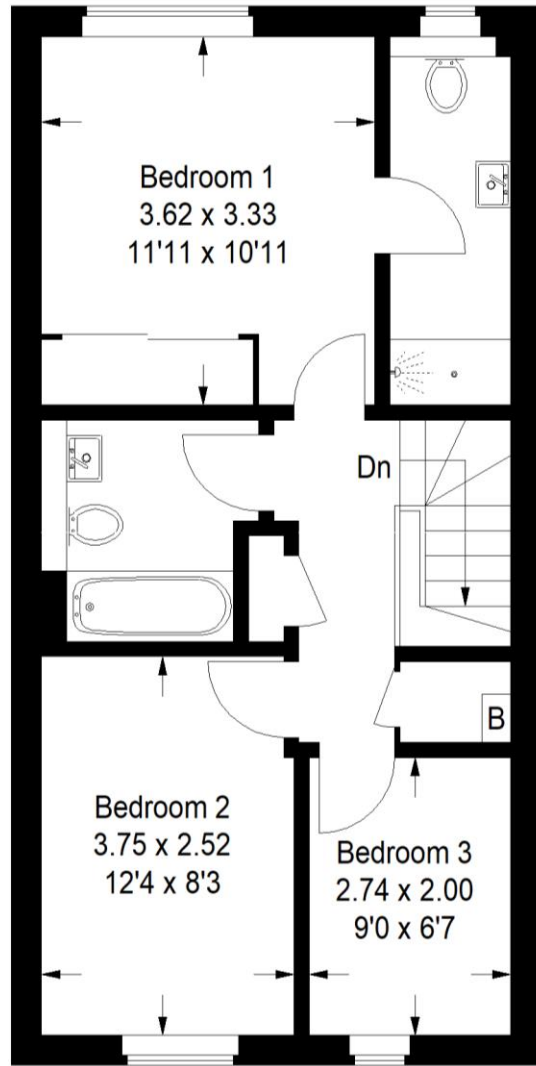
The hub of the house is the sitting/dining room that opens with double doors to a glorious garden. At the front of the property, a modern kitchen that features a large bay window with fully integrated appliances that seamlessly blend form and function.

On the first floor there are three spacious bedrooms with the principal bedroom having en-suite shower room as well as built in wardrobes and a family bathroom. Boasting an east facing spacious garden, which is predominantly laid to lawn enclosed by panel fencing and a patio area to the front perfectly positioned for relaxing, entertaining and alfresco dining. There is also plenty of potential to extend backwards for further enhancement, subject to the usual planning consents.

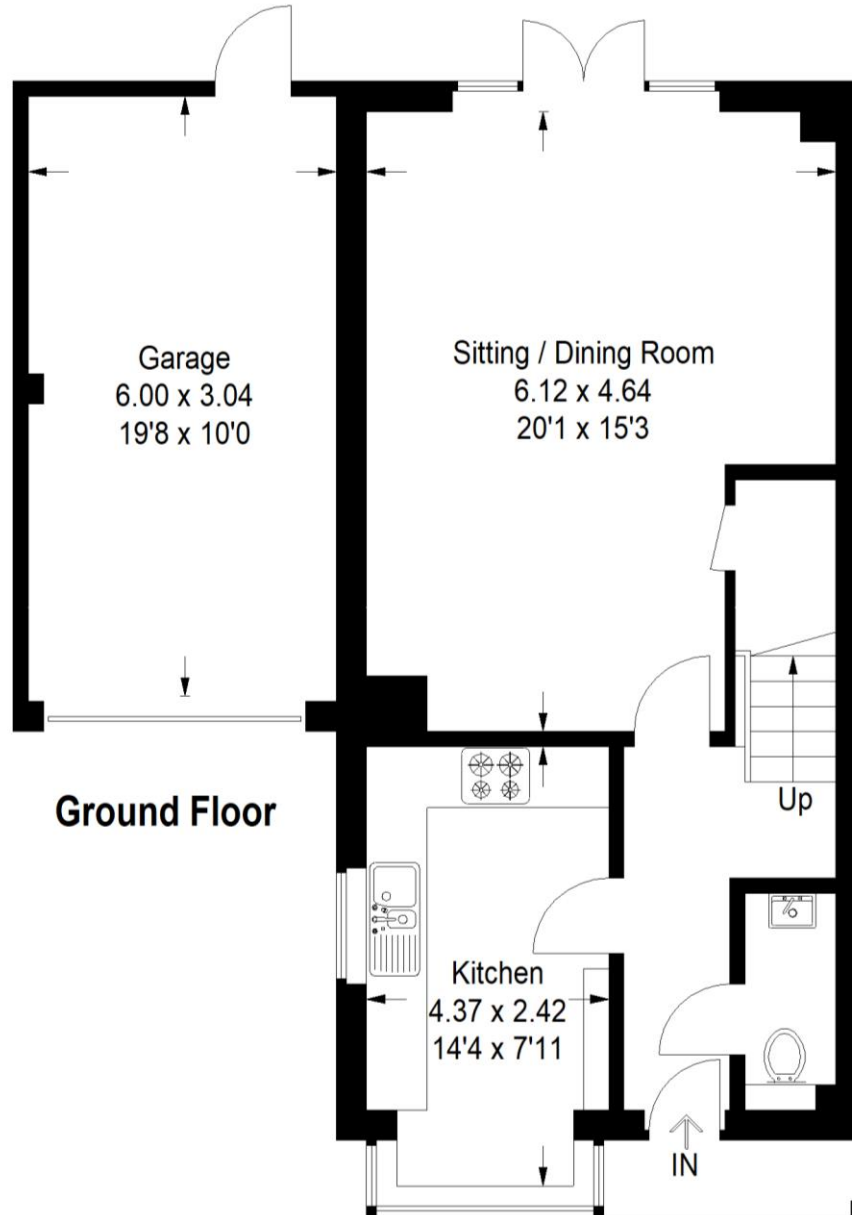
Longhurst Avenue benefits from a level walk to Cranleigh High Street where you can find a variety of shopping, leisure and cultural amenities including two supermarkets, a butcher, fishmonger, M & S Simply Food, as well as a library and leisure centre. The village is also home to several excellent pubs 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







**First Floor**



## Meadow Lane, 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  
 Total = 112.3 sq m / 1209 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

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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.

