



31 Sycamore Road, Cranleigh GU6 8GN

 Chantries
& Pewleys





Property Description

Offers Over: £615,000

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

An attractive 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 south-east facing rear garden. This home is bright and spacious throughout, benefiting from off-street parking for three cars 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 stone 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 and two useful storage cupboards. 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.

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.



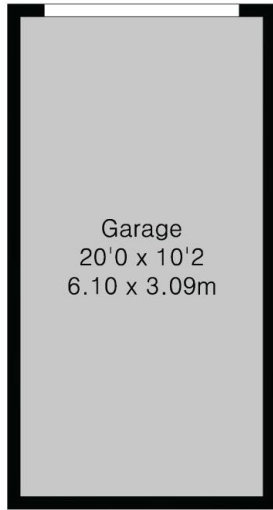


Approximate Gross Internal Area 1261 sq ft – 117 sq m

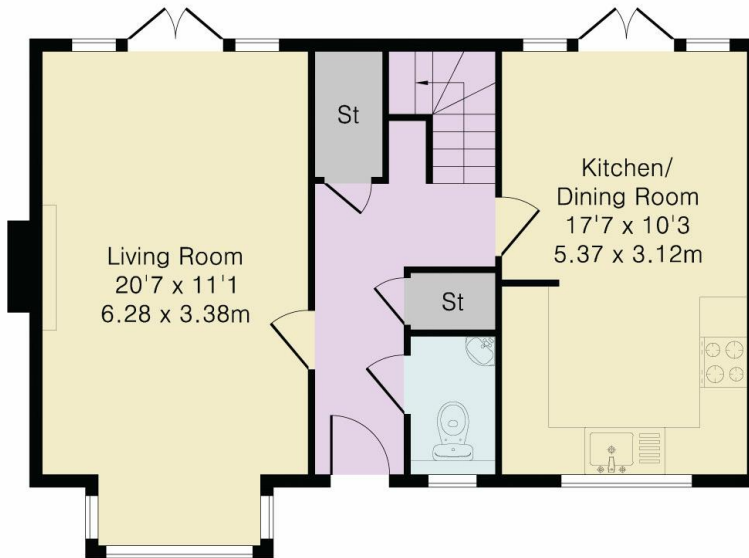
Ground Floor Area 539 sq ft – 50 sq m

First Floor Area 519 sq ft – 48 sq m

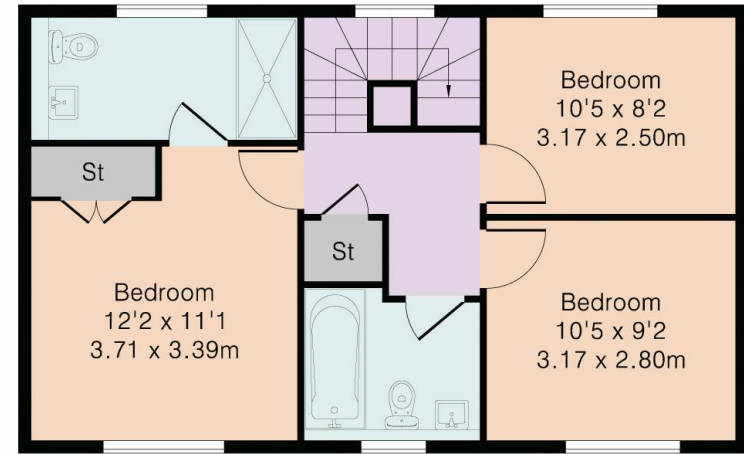
Garage Area 203 sq ft – 19 sq m



Garage



Ground Floor



First Floor



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ESTATE AGENTS

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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.

