



16 Wellwynds Road, Cranleigh GU6 8BP





Property Description

Guide Price: £535,000

- Desirable family home
- Three bedroom link detached house
- Two reception rooms
- Sought after location
- Double garage and off street parking
- Offered with no onward chain
- Potential to extend (STPP)
- Convenient location close to Cranleigh High Street
- Freehold
- Council Tax: E EPC: C

A desirable three bedroom, link detached family house ready for refurbishment, offering light and spacious accommodation and a good-sized garden with a westerly aspect. Located in the desirable Hitherwood area, in a quiet residential road, with a short walk to Cranleigh High Street.

The front door opens into a large entrance hall with glazed panels, stairs lead to the first floor and a door leads through to the sitting room. The sitting room has a large window to the front aspect, which is double glazed; as are all the windows. carpet runs throughout and there is a centrally positioned fireplace, with marble hearth and a wooden surround. The adjoining dining room has a window that overlooks the rear garden and a door leads through into the kitchen which is fitted with a range of wall and floor cupboards, with tiled splashbacks and space for a cooker, fridge, slimline dishwasher, washing machine and dryer. It is also where the gas-fired boiler is situated. Off the dining room, there is a utility room with a wc beyond and a door to the garage. The garage has both light and power, with fitted shelves and an automated door. Upstairs, the property has three bedrooms and a bathroom. The landing has a side window, an airing cupboard housing the hot water tank and a loft hatch. Bedroom one has an easterly aspect and walk in wardrobe. Bedroom two has a rear aspect and a built-in cupboard. Bedroom three is a single room with a front aspect and a fitted storage cupboard. The bathroom has a white suite including a bath, with a shower and a glazed shower screen, basin and toilet and is half tiled.

Outside the front garden has a lawn bordered by shrubs and a driveway for several cars. A side gate leads you to the secluded rear garden with a patio and lawn which is surrounded by mature evergreen planting.

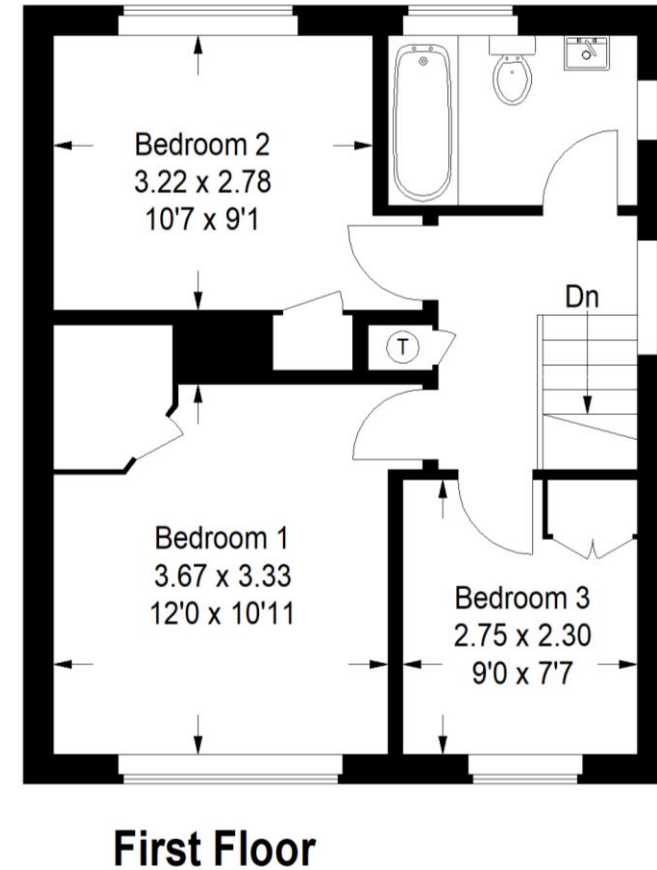
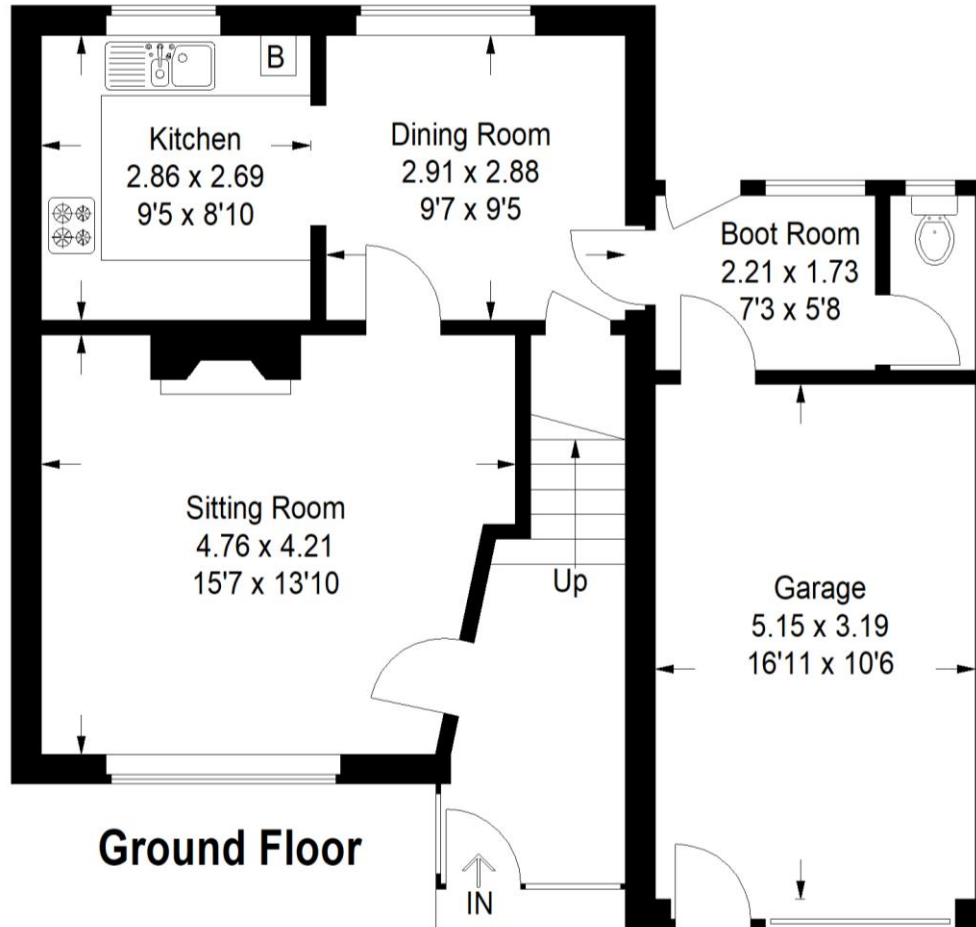
This property offers a great opportunity for refurbishment and possible development by converting the integral garage and the possibility of extending above to increase the bedroom numbers or sizes STPP.





Wellwynds Road, Cranleigh

Approximate Gross Internal Area
Ground Floor (Including Garage) = 69.1 sq m / 744 sq ft
First Floor = 42.1 sq m / 453 sq ft
Total = 111.2 sq m / 1197 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.

