



24 Sylvaways Close, Cranleigh GU6 7HG





Property Description

Guide Price: £675,000



- 4/5 bedroom detached house
- Spacious dual aspect sitting room
- Three reception rooms
- Principle bedroom with en-suite
- Potential to refurbish
- Double garage
- Off street parking
- Quiet cul-de-sac
- Sought after location
- Freehold Council Tax: F EPC: D

This neo-Georgian detached four bedroom family home is located in a popular but quiet cul-de-sac on the outskirts of Cranleigh village and offers well proportioned accommodation, together with a double garage, off-street parking and the potential for refurbishing to create your own bespoke home.

The front of the property is situated on a curved plot with off-street parking and a double garage. In addition, there is a front garden area, mostly laid to lawn with hedging on the front boundary and a path leading you to the front door. The entrance hall welcomes you into the property, with a light and airy generous sized sitting room with large bay window to the front and French doors to the rear garden. Leading on is the dining room with a window to the garden followed by the kitchen fitted with a range of wall and base units with granite effect worktops, integrated electric oven and hob with extractor fan, further space for dishwasher and fridge freezer and an area to use as a breakfast bar. Leading through is a utility room with space for further appliances and a side door leads out to a side path to the front and rear gardens. A further reception room overlooks the front garden. An understairs storage cupboard and cloakroom with white suite comprising WC, washbasin and shower, completes the downstairs accommodation.

A straight staircase leads to the first floor landing with shelved airing cupboard and access to the roof space via a loft hatch. Two generous double bedrooms have a front aspect, again with large windows letting the light flood in, one of which has a built-in wardrobe and an en-suite bathroom and one single bedroom to the front of the property with a built in wardrobe. A further double bedroom to the rear has a view over the garden and a built-in wardrobe. The family bathroom is fitted with a white suite comprising bath, washbasin and WC.

Outside, a patio which extends from the sitting room, provides an area for al fresco dining, entertaining and relaxing. For the most part the secluded garden is laid to lawn with a number of mature trees and shrubs and garden shed. There is access to the garage from the patio and access to the rear garden on both sides of the property.

Do not miss the opportunity to view this property to explore its potential to refurbish into a wonderful home in a quiet location.

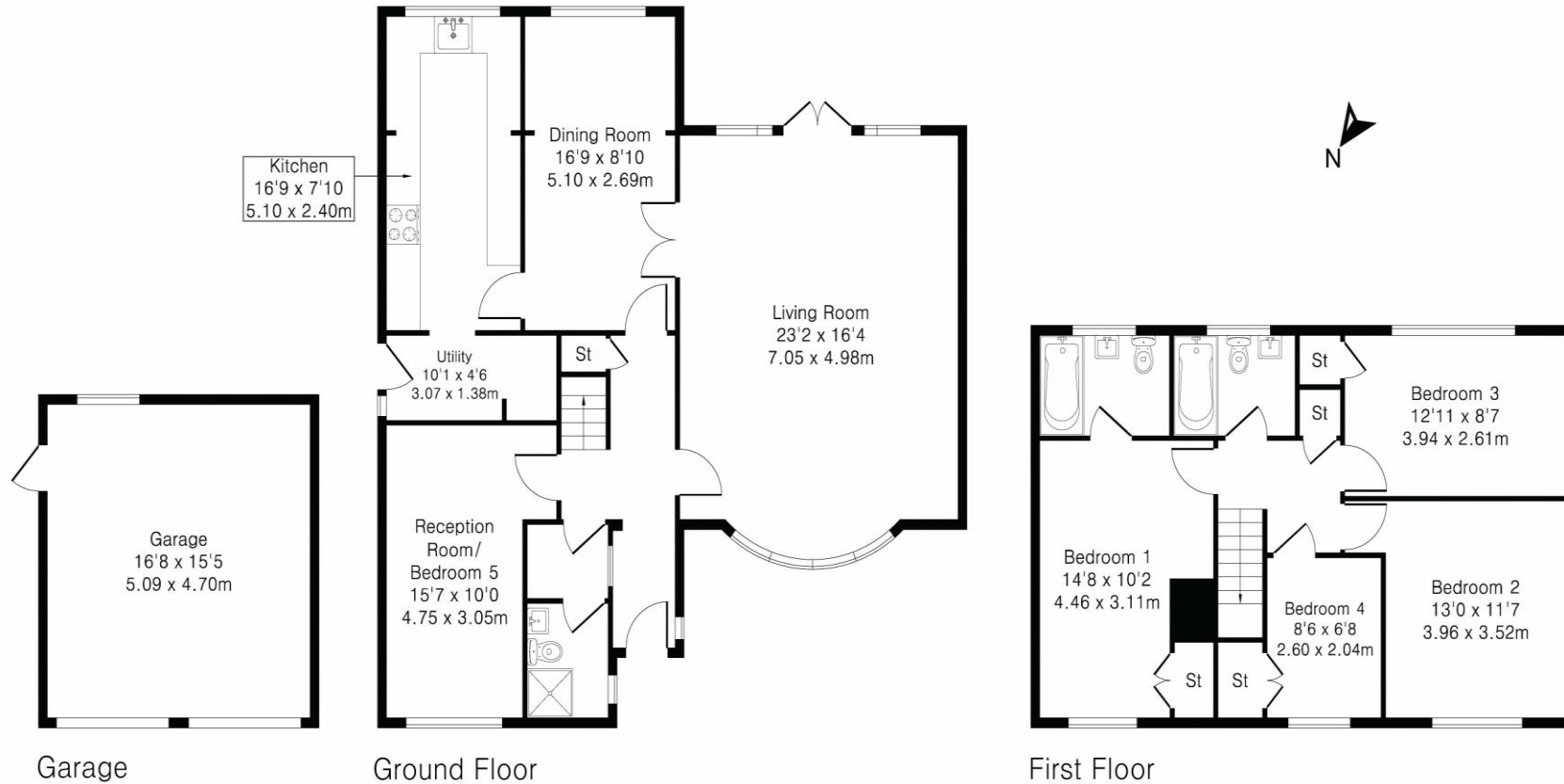


Approximate Gross Internal Area 1862 sq ft - 173 sq m

Ground Floor Area 974 sq ft – 90 sq m

First Floor Area 630 sq ft – 59 sq m

Garage Area 258 sq ft – 24 sq m





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.

