



Linwood, St Nicolas Close, Cranleigh GU6 7AH





Property Description

Guide Price: £565,000

- Detached two bedroom Bungalow
- Ideal for downsizing
- Detached garage and plenty of parking
- Impressive size southerly garden
- Quiet cul de sac location
- Short walk to the High Street
- Further development potential – STPP
- No onward chain
- Freehold
- Council Tax: E EPC: D

Linwood is an impressive detached two bedroom bungalow, situated in a quiet cul-de-sac within a level walk to Cranleigh High Street. The property has been well maintained and is presented in good decorative order throughout.

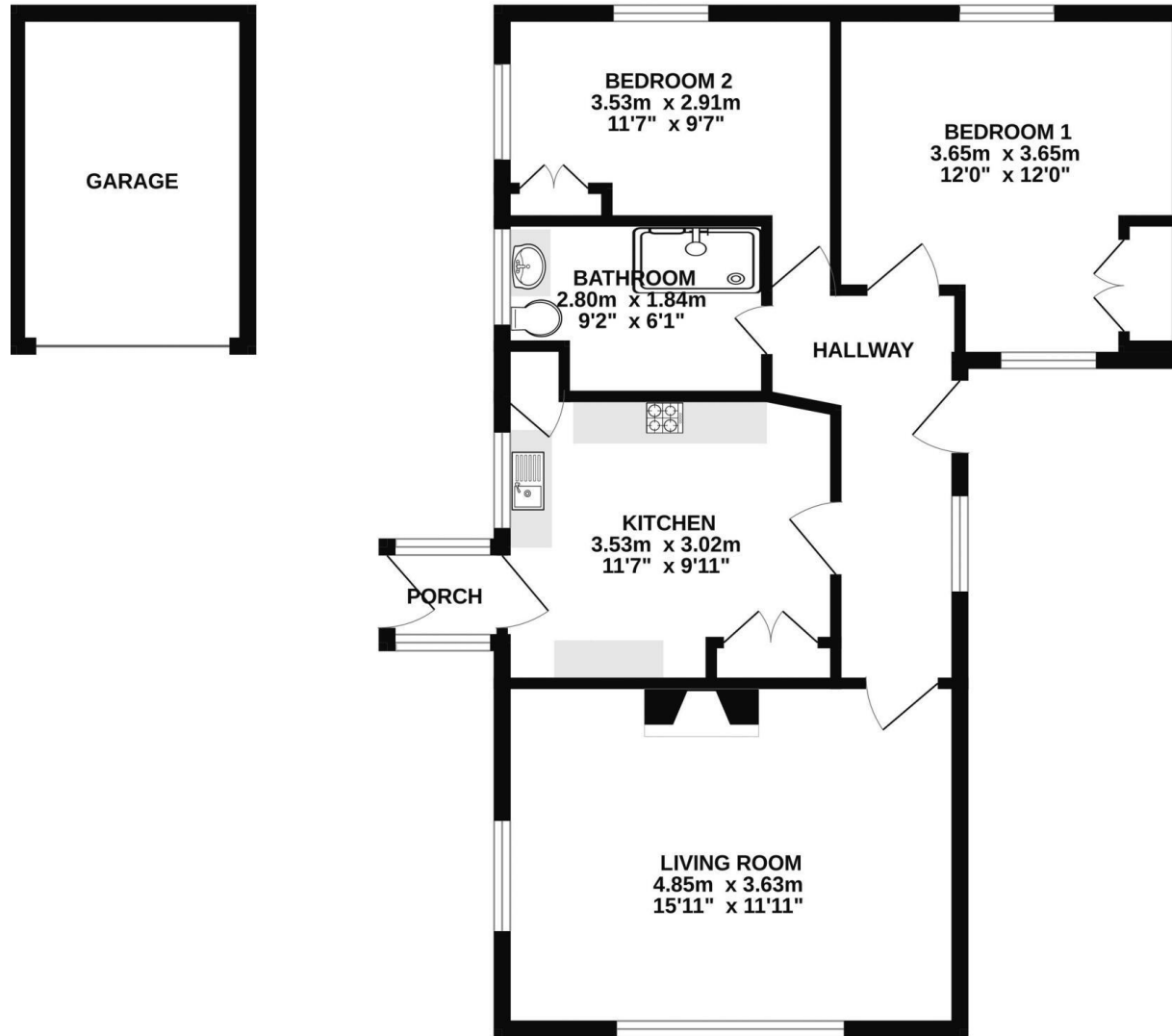
Arriving at the property there is ample parking on the drive, a front garden with a shrub boarder and a path leading to the entrance. The living room is dual aspect, light and spacious with a feature fireplace. The kitchen is also a good size with plenty of fitted storage cupboards, gas hob, space for appliances and access to the side of the property via a useful porch. There are two double bedrooms with built in wardrobes that both overlook the rear garden and a family bathroom fitted with a large walk-in shower and white suite.

Outside there is a larger than expected southerly garden with a patio, lawn, detached garage, shed and a side access gate through to the front garden. This property has potential to extend, subject to obtaining the relevant planning consents. Linwood is also ideal for purchasers looking to downsize searching for a quality single story home in a super convenient location. There is no onward chain, a viewing is highly recommended.





GROUND FLOOR
69.5 sq.m. (748 sq.ft.) approx.





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.

