



5 Marjoram Avenue, Cranleigh GU6 8GS





Property Description

Guide Price: £550,000

- Three bedroom detached property
- Immaculately presented throughout
- Kitchen/diner with separate utility room
- Underfloor heating
- NHBC Warranty
- Ample off road parking and garage
- Walking distance to Cranleigh High Street
- Freehold
- Council Tax: E EPC: B

A beautifully presented three bedroom detached property built by Bellway in 2019, located a short walk from the centre of Cranleigh Village.

On entering, the hallway leads you to a kitchen/diner, with a stone floor and underfloor heating. The kitchen comprises of ample storage cupboards, single oven with gas hob and dishwasher. Double doors lead you out onto the patio area and lawn. The utility room has a sink unit and offers space for a washing machine and tumble dryer with side access where the parking and garage are located. The light and spacious triple aspect sitting room has been designed to maximise natural light and creates a warm and cosy area to relax with a recently installed oak engineered floor. There is also a downstairs cloakroom located on the ground floor.

Upstairs you will find three bedrooms, family bathroom and access to loft. The principal bedroom boasts Sharpes wardrobes and shelving with access to the en-suite, comprising of large double shower, basin, heated towel rail and W.C. Bedroom two is good size double with dual aspect. Bedroom three is a spacious single. The family bathroom comprises of bath/shower, basin, heated towel rail and W.C. The house is neutrally decorated throughout and benefits from a Samsung Smart Control Heating System.

Outside there is ample off road parking and a single garage. The rear garden is mainly laid to lawn with a patio, the perfect place for alfresco dining and entertaining.



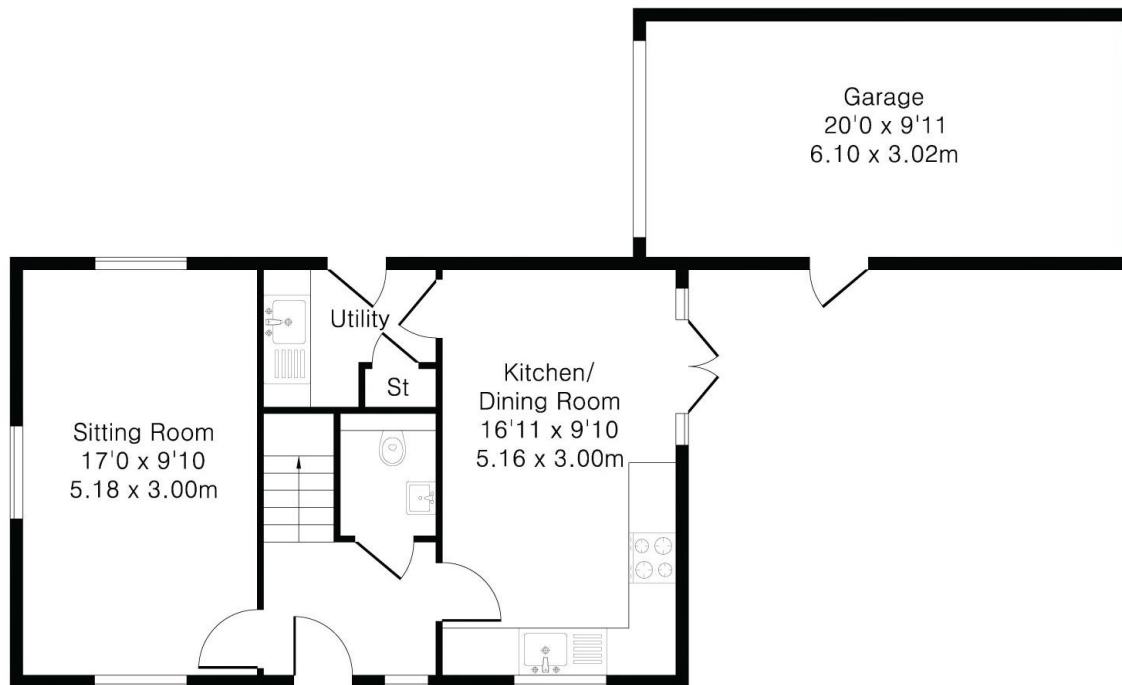


Approximate Gross Internal Area 1138 sq ft - 106 sq m

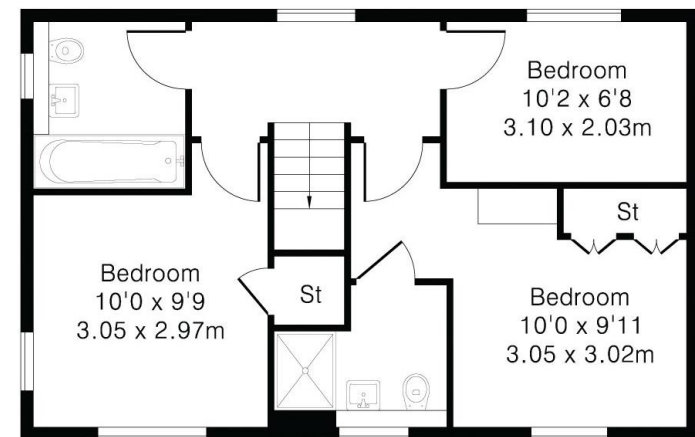
Ground Floor Area 470 sq ft – 44 sq m

First Floor Area 470 sq ft – 44 sq m

Garage Area 198 sq ft – 18 sq m



Ground Floor



First Floor



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.

