



**Chantries
& Pewleys**



The Hollies
Avenue Road



INTRODUCING

The Hollies

AVENUE ROAD, CRANLEIGH GU6 7LE

Set on one of Cranleigh's most sought-after roads, The Hollies is a beautifully presented detached family home offering generous and versatile accommodation across three floors. At its heart is a superb open-plan kitchen/dining room with underfloor heating and doors to the garden terrace, complemented by a formal sitting room, family room, and conservatory. The first floor includes three bedrooms, with a spacious principal suite and stylish bathrooms, while the top floor provides two further doubles and a W.C. Outside, the mature landscaped garden is a delight, with a large terrace, lawn and well-stocked borders, alongside a detached double garage and ample parking.



5 BEDROOMS



3 RECEPTION ROOMS



2 BATHROOMS



DOUBLE GARAGE



MATURE REAR GARDEN

Tenure: Freehold
Council Tax Band: G
EPC: D

























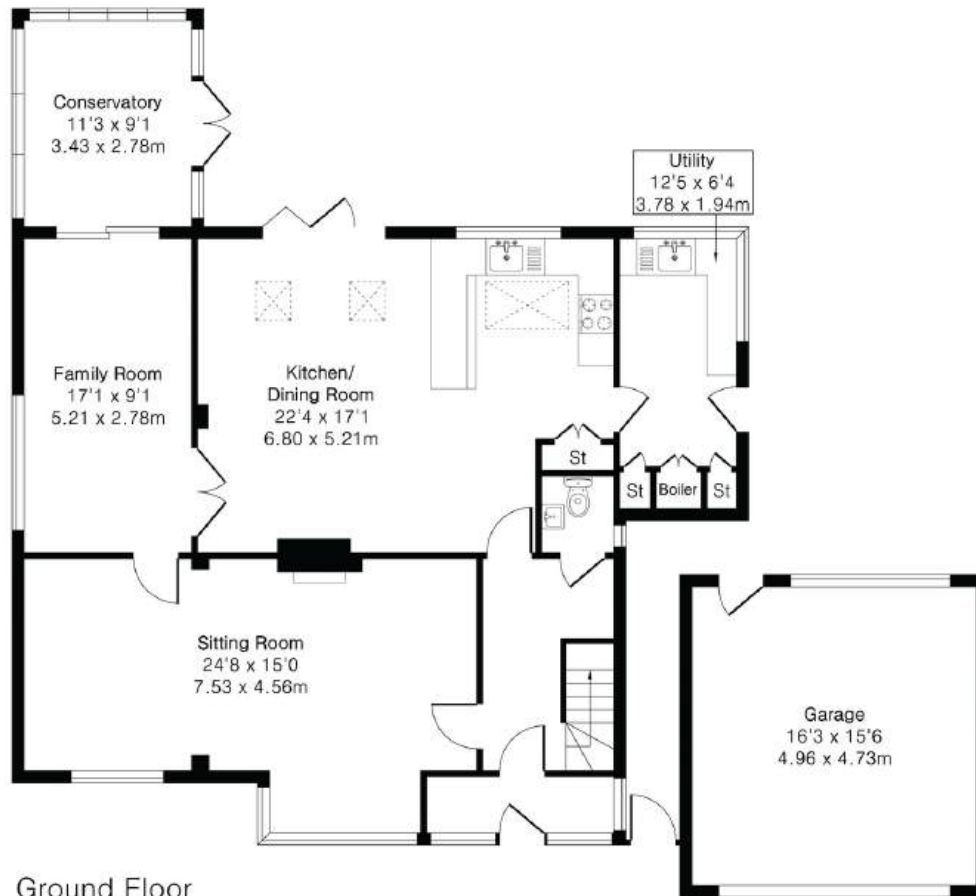
**Approximate Gross Internal Area 2370 sq ft - 220 sq m
(Excluding Garage)**

Ground Floor Area 1178 sq ft – 109 sq m

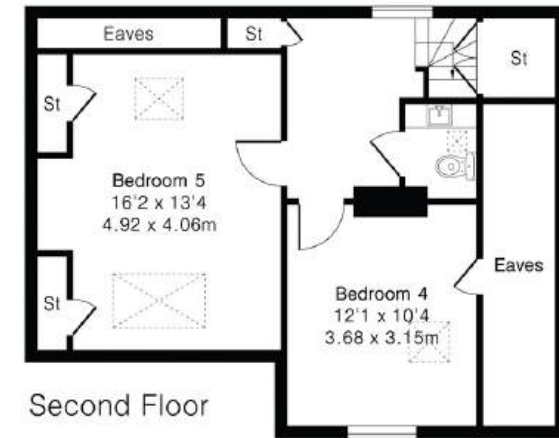
First Floor Area 716 sq ft – 67 sq m

Second Floor Area 476 sq ft – 44 sq m

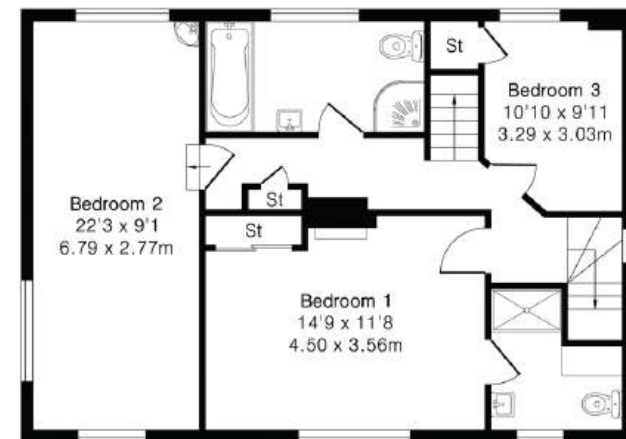
Garage Area 253 sq ft – 23 sq m



Ground Floor



Second Floor



First Floor



01483 347888
Cranleigh@chantriesandpewleys.com
Brittania House, 133 High Street, Cranleigh, Surrey GU6 8AU