



6 Maple Road, Cranleigh GU6 8UU







## Property Description

Guide Price: £425,000

- Contemporary sitting room with window shutters
- Spacious kitchen/diner with utility area
- Two generous double bedrooms
- Family bathroom, principal en-suite shower and downstairs cloakroom
- NHBC warranty
- South facing rear garden with wooden shed and rear access
- Two allocated parking spaces
- Quiet location
- Walking distance to the Cranleigh shops
- Freehold
- Council Tax: D EPC: B

A beautifully presented, two double bedroom, mid-terrace property built by Miller Homes in 2021, with generous neutral toned accommodation, a rear garden and two allocated parking spaces. Located on a popular development, in a quiet cul-de-sac within an easy walk to Cranleigh Village and all its amenities, local schools, the Downs Link and Knowle Park.

The contemporary living room overlooks the front of the property and leads you through into the light and spacious kitchen/diner with ample storage units, Zanussi electric oven, gas hob, integrated fridge/freezer, Hotpoint dishwasher, separate utility area with space for a washing machine and dryer leading to the w.c. with a hanging cloaks area. French doors open onto the rear south facing patio, an ideal spot for alfresco dining. Upstairs the accommodation comprises of two double bedrooms, the master with en-suite and a family bathroom. There are two landing storage cupboards and access to the fully boarded loft space.

Outside to the rear the south facing garden is predominantly laid to lawn with a paved sun terrace and side access gate to the front. There are also two allocated car parking spaces in front of the house. The location, design and presentation of this lovely home, ideal for a first time buyer or someone looking to downsize, can only be appreciated by an internal inspection and an early viewing is recommended.



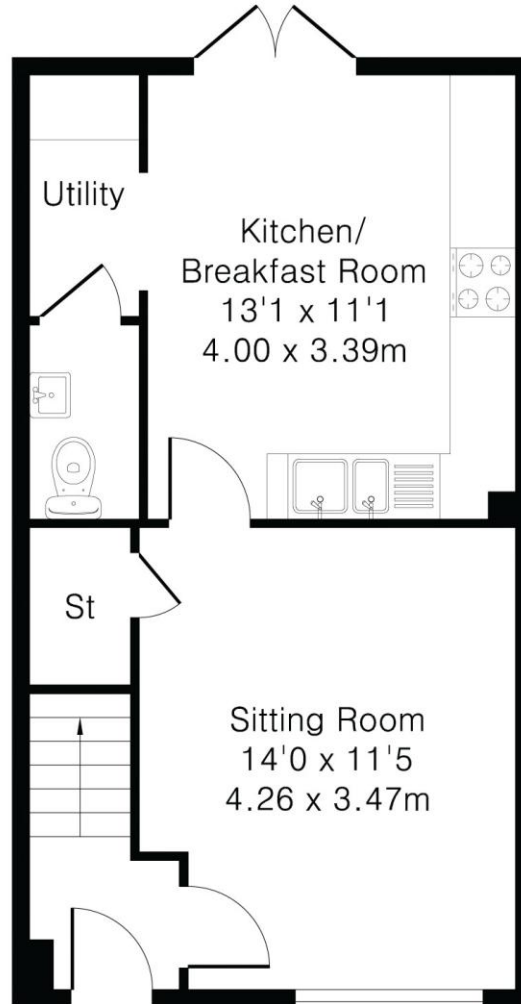




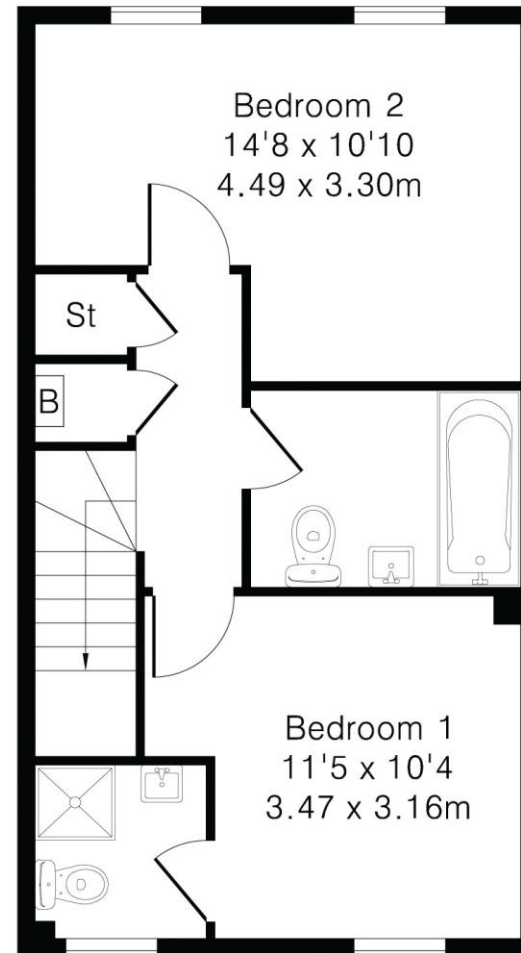
**Approximate Gross Internal Area 814 sq ft - 76 sq m**

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 407 sq ft – 38 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.

