



**REBECCA
BATCHELOR**

INTERNATIONAL BRAND - LOCAL ESTATE AGENT



SYCAMORE ROAD, CRANLEIGH

THIS 5YR OLD IMMACULATELY IN PRESENTED 4-BEDROOM DETACHED FAMILY HOME ON A NO THROUGH ROAD IN CRANLEIGH HAS AN INTEGRAL GARAGE AND DRIVEWAY PARKING. LOCATED WITHIN A VERY SHORT WALK OF A 'RESIDENTS ONLY' GREEN SPACE WITH DUCK POND AND CHILDREN'S SWINGS. 1 MILE TO CRANLEIGH HIGH STREET. NO ONWARD CHAIN.

PROPERTY FEATURES

HOUSE

- BUILT IN 2020 BY THAKEHAM HOMES, ONE OF THE AREA'S MOST REGARDED DEVELOPERS, THIS PROPERTY COMBINES MODERN DESIGN WITH PEACE OF MIND, THANKS TO ITS REMAINING 5 YEARS OF NHBC WARRANTY.
- PURCHASED NEW AND LOVINGLY CARED FOR, IT IS PRESENTED IN IMMACULATE, TURNKEY CONDITION - READY FOR ITS NEXT CHAPTER.
- OFF THE HALLWAY YOU'RE WELCOMED BY A SPACIOUS SITTING ROOM, COMPLETE WITH A CHARMING BAY WINDOW THAT OFFER THE PERFECT SPOT TO RELAX AS A FAMILY OR ENJOY A QUIET EVENING. A CONVENIENT DOWNSTAIRS WC ADDS TO THE PRACTICAL LAYOUT.
- AT THE HEART OF THE HOME IS THE OPEN-PLAN KITCHEN, DINING AND FAMILY SPACE. DESIGNED WITH MODERN LIVING IN MIND, IT'S BRIGHT, AIRY, AND OPENS SEAMLESSLY TO THE GARDEN THROUGH WIDE BI-FOLD DOORS. WHETHER IT'S CHILDREN PLAYING, FAMILY MEALS, OR SUMMER ENTERTAINING, THIS SPACE ADAPTS BEAUTIFULLY TO EVERY OCCASION. THERE IS ALSO ACCESS TO THE INTEGRAL GARAGE WHICH OFFERS POTENTIAL TO CONVERT THE GARAGE TO EXTEND THE LIVING SPACE FURTHER IF DESIRED.
- UPSTAIRS, THE HOME CONTINUES TO IMPRESS WITH THREE GENEROUS DOUBLE BEDROOMS, INCLUDING A MASTER WITH ENSUITE, PLUS A VERSATILE FOURTH BEDROOM CURRENTLY USED AS A STUDY. A SLEEK FAMILY BATHROOM WITH FRESH AIR SYSTEM COMPLETES THE FIRST FLOOR.
- **WHETHER YOU'RE A GROWING FAMILY OR LOOKING TO DOWNSIZE TO A LOW-MAINTENANCE, MODERN PROPERTY, THIS IS A HOME THAT MAKES LIFE EASY. WITH NO ONWARD CHAIN, IT'S READY FOR YOU TO MOVE STRAIGHT IN.**

OUTSIDE

- THE GARDEN IS PRIVATE, SECURE AND EASY TO MAINTAIN, THOUGHTFULLY LANDSCAPED TO ENJOY WITH MINIMAL UPKEEP. THERE IS REAR ACCESS TO THE GARAGE.
- AT THE FRONT OF THE PROPERTY IS AN AREA OF GARDEN ADJACENT TO THE DRIVEWAY PARKING.

ENERGY RATING

- WITH AN IMPRESSIVE ENERGY RATING OF B, THIS HOME IS NOT ONLY STYLISH BUT ALSO EFFICIENT TO RUN.

THE AREA

- A SHORT STROLL AWAY YOU'LL FIND A GREEN OPEN SPACE WITH CHILDREN'S PLAY AREA AND DUCK POND,
- 1 MILE AWAY IS CRANLEIGH HIGH STREET WHICH OFFERS EVERYTHING FROM INDEPENDENT SHOPS AND CAFÉS TO A LEISURE CENTRE AND SUPERMARKETS.
- EXCELLENT LOCAL SCHOOLS, INCLUDING CRANLEIGH PRIMARY, PARKMEAD, GLEBELANDS, AND THE RENOWNED CRANLEIGH SCHOOL.





COUNCIL TAX BAND: F
COUNCIL: WAVERLEY DISTRICT COUNCIL
TENURE: FREEHOLD
SERVICES: GAS CENTRAL HEATING, MAINS WATER & DRAINAGE.
MANAGEMENT FEE: £900PA.

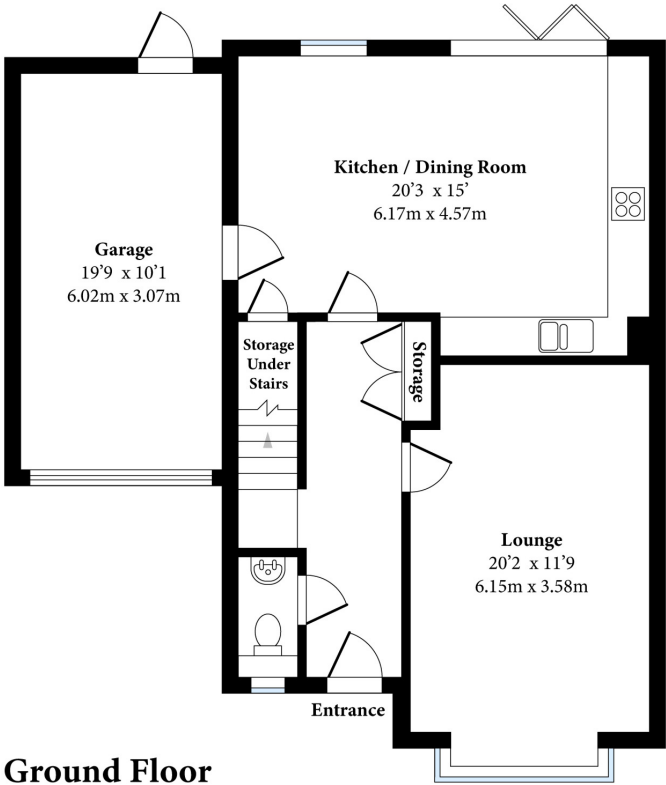
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THE RESIDENTS ONLY GREEN
SPACE & PARK

Approximate Gross Internal Area:

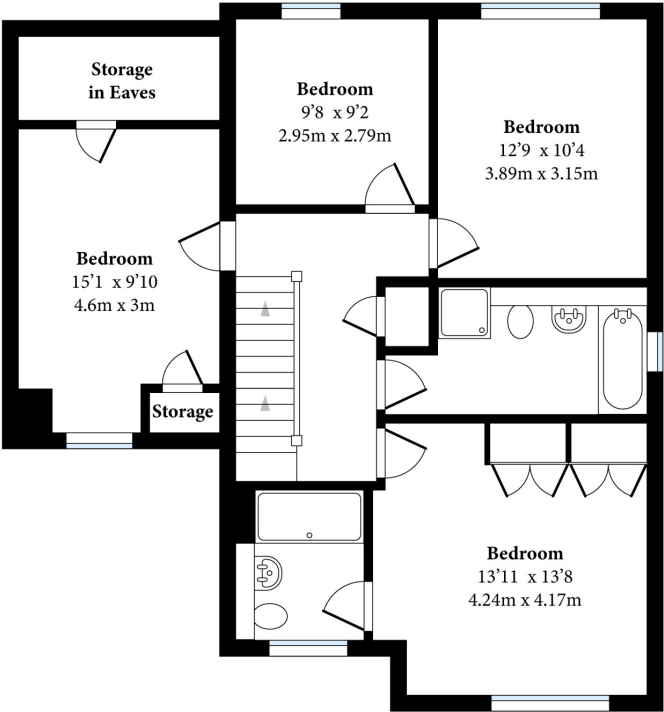
1741 sq ft / 161.7 sq m (including garage)



Ground Floor



Sycamore Road, Cranleigh



1st Floor

Floor plan for illustrative purposes only, features and room dimensions may not be to scale. However every care has been taken to provide accurate measurements.



TO ARRANGE A VIEWING OR FOR MORE
INFORMATION CALL REBECCA ON **07464 043045**