

OVER 60?

Secure this property
for up to **59% less!**



Price

£650,000

Freehold

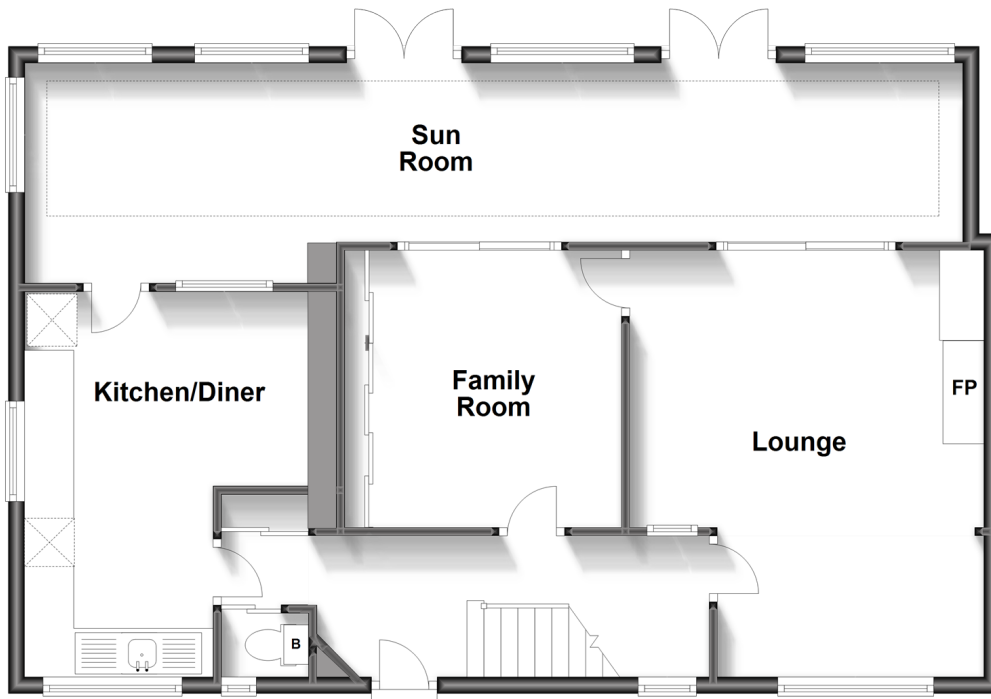
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Restwell Avenue, Cranleigh, Surrey, GU6

cubitt & west
Helping you move forwards

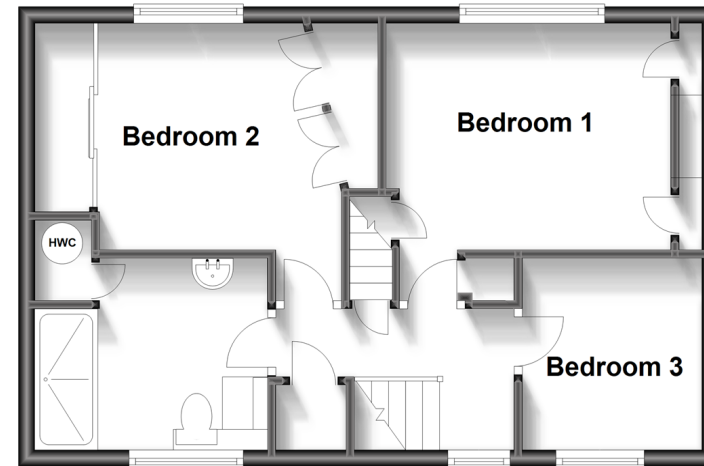
Ground Floor

Approx. 86.3 sq. metres (929.3 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Kitchen/Diner: 15'2 x 11'4 (4.63m x 3.46m)

Lounge: 16'10 x 14'1 (5.13m x 4.30m)

Family Room: 10'10 x 10'0 (3.30m x 3.05m)

Sun Room: 37'6 x 8'9 (11.44m x 2.67m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 11'4 x 10'10 (3.46m x 3.30m)

Bedroom 2: 10'10 x 9'3 (3.30m x 2.82m)

Bedroom 3: 7'5 x 7'2 (2.26m x 2.19m)

Bathroom: 9'3 x 7'8 (2.82m x 2.34m)

OUTSIDE

Garage: 19'6 x 9'2 (5.95m x 2.80m)

Front Garden

Rear Garden



Main features

- Located in the Rowly area in a secluded location and with field views
- Detached garage set back into the rear garden
- Great potential to transform into the home you have been looking for
- Large loft space with the potential to extend with all the right planning consents (STPP)



Nearest Schools

Primary Schools: Cranleigh C of E Primary 1.1 miles, St Cuthbert Mayne Catholic Primary, Cranleigh 1.2 miles, Park Mead Primary 1.5 miles

Secondary Schools: Cranleigh School (private) 0.5 miles,



Transport Information

Train Stations: Chilworth 4.2 miles, Gomshall 4.7 miles, Shalford 4.7 miles



Address

Restwell Avenue, Cranleigh, Surrey, GU6



Directions

For directions to this property please contact us.



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Call Cranleigh Branch 01483 271567 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(56)	B(31)

20306445/20230923/CH/RD