

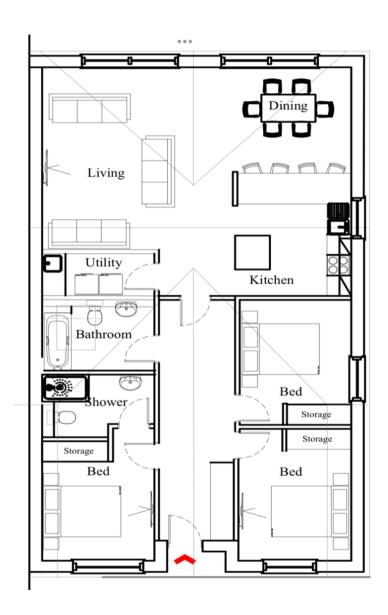
**Price £510,000** 

**Freehold** 

3x ∰ 2x 🚅 1x 🕮

Cypress Grove, Alfold, Cranleigh, Surrey, GU6





# Accommodation

## **GROUND FLOOR**

Entrance Hallway

Bedroom 1: 11'9 x 10'0 (3.58m x 3.05m)

En Suite

Bedroom 2: 12'9 x 9'9 (3.89m x 2.97m) Bedroom 3: 12'9 x 9'9 (3.89m x 2.97m)

Bathroom

Kitchen / Living Area: 26'9 x 22'6 (8.16m x

6.86m)

Utility Room

## **OUTSIDE**

**Allocated Parking** 

Rear Garden













- Stunning new bungalow built to a high specification
- Open plan living with floor to ceiling windows
- High end kitchen and handy utility room
- Spacious main bedroom with en suite shower room
- **Economical underfloor heating**
- Allocated parking with EV charging point



#### **Nearest Schools**

Primary Schools: Rudgwick Primary 1.3 miles, Loxwood Primary 1.8 miles, Cranleigh Primary Schools 5.4 miles

Secondary Schools: Penthorpe School (private) 1,1 miles, Glebelands School and Cranleigh School (private) 5.4



### **Transport Information**

Train Stations: Chilworth 5.4 miles, Gomshall 5.8 miles, Shalford 5.8 miles



#### **Address**

Cypress Grove, Alfold, Cranleigh, Surrey, GU6



#### **Directions**

For directions to this property please contact us.





Call Cranleigh Branch 01483 271567 ■ cubittandwest.co.uk





■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can 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