



**Guide Price**  
**£350,000**

**Leasehold**

3x  1x  1x 

**Loretto Close,  
Cranleigh, Surrey, GU6**

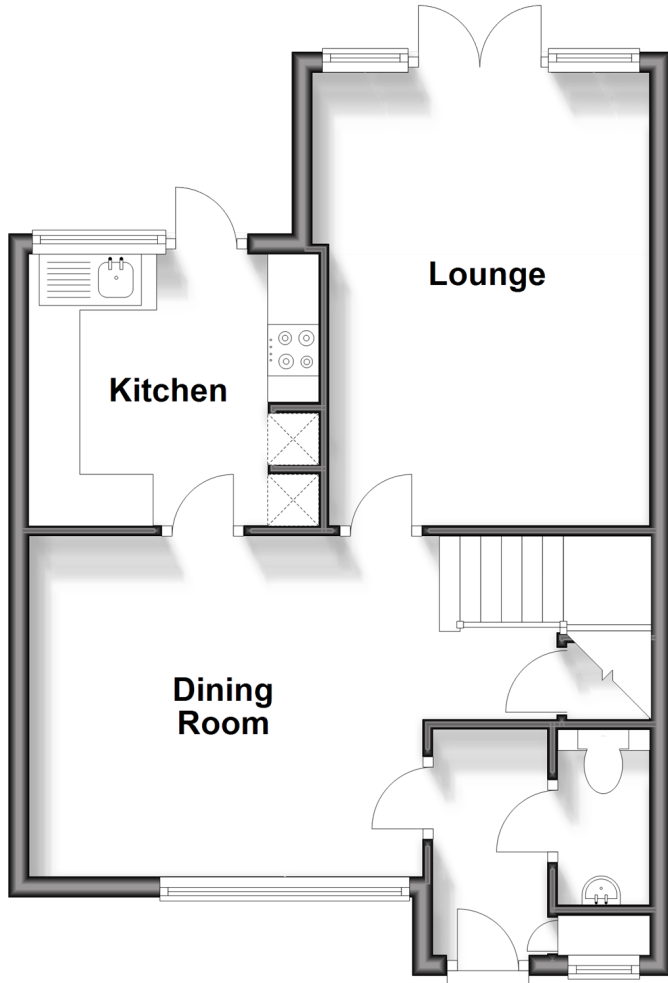
**OVER 60?**

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

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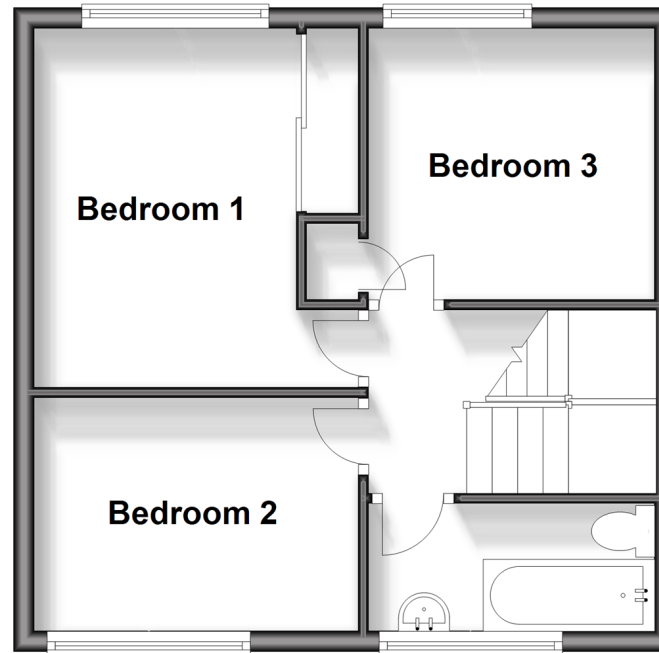
## Ground Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Dining Room: 12'11 x 10'10 (3.94m x 3.30m)

Lounge: 14'6 x 9'10 (4.42m x 3.00m)

Kitchen: 9'4 x 9'2 (2.85m x 2.80m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 11'9 x 8'8 (3.58m x 2.64m)

Bedroom 2: 10'6 x 7'10 (3.20m x 2.39m)

Bedroom 3: 9'1 x 8'10 (2.77m x 2.69m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Home Office / Studio

Garage



## Main features

- Bright and spacious house set in the popular Park Mead area
- Large outbuilding for home office/studio or storage
- Downstairs cloakroom and family bathroom
- Lovely communal grounds
- Within easy reach of local schools, shops and village centre



### Nearest Schools

Primary Schools: Park Mead 0.1 miles, St Cuthbert Mayne 0.8 miles, Cranleigh C of E 1.2 miles

Secondary Schools: Glebelands School 1.2 miles, Cranleigh School (private) 2.0 miles



### Transport Information

Train Stations: Gomshall 6.9 miles, Ockley 8.0 miles, Shalford 8.0 miles, Guildford 10.0 miles



### Address

Loretto Close, Cranleigh, Surrey, GU6



### Directions

For directions to this property please contact us.



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Call Cranleigh Branch 01483 271567 ■ [cubittandwest.co.uk](http://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: D(66) POTENTIAL: B(83)

20306738/20240608/CH/KAB