

OVER 60?

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



Price

£500,000

Freehold

3x  2x  2x 

Elmbridge Road, Cranleigh, Surrey, GU6

cubitt&west
Helping you move forwards

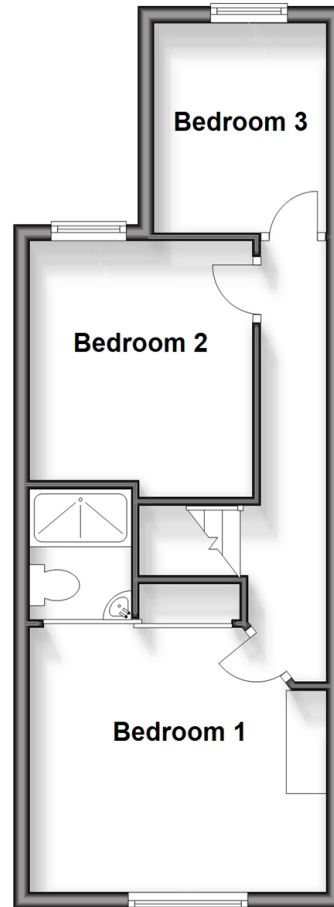
Ground Floor

Approx. 62.9 sq. metres (677.0 sq. feet)



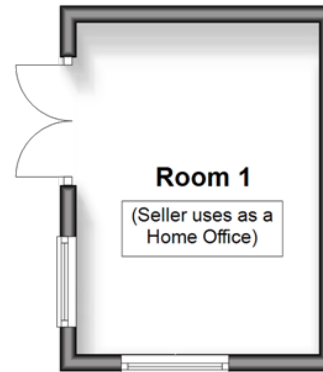
First Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



Outbuilding

Approx. 11.9 sq. metres (128.0 sq. feet)



Accommodation

GROUND FLOOR

Lounge: 12'1 x 12'0 (3.69m x 3.66m)

Dining Room: 17'2 x 9'5 (5.24m x 2.87m)

Kitchen: 16'10 x 12'8 (5.13m x 3.86m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 12'1 x 10'5 (3.69m x 3.18m)

En Suite Shower Room

Bedroom 2: 9'8 x 8'11 (2.95m x 2.72m)

Bedroom 3: 8'8 x 6'11 (2.64m x 2.11m)

OUTBUILDING

Home Office: 13'3 x 9'8 (4.04m x 2.95m)

OUTSIDE

Driveway

Rear Garden



Main features

- Lovingly updated and modernised
- Open plan family/kitchen/dining area with views of the garden
- Large family bathroom and en-suite
- Private rear garden with a home office
- Plenty of off road parking with a charging point



Nearest Schools

Primary Schools: Cranleigh C of E 1.1 miles, St Cuthbert Mayne Catholic 1.4 miles, Park Mead 2.0 miles

Secondary Schools: Cranleigh School 1.0 miles, Glebelands School 1.1 miles



Transport Information

Train Stations: Shalford 6.8 miles, Chilworth 7.1 miles, Guildford 8.8 miles



Address

Elmbridge Road, Cranleigh, Surrey, GU6



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Cranleigh Branch 01483 271567 ■ 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.



20306800/20250215/CH/KAB