



**Guide Price**  
**£475,000**

**Freehold**

3x  2x  1x 

**Hewitts Road, Cranleigh,  
Surrey, GU6**

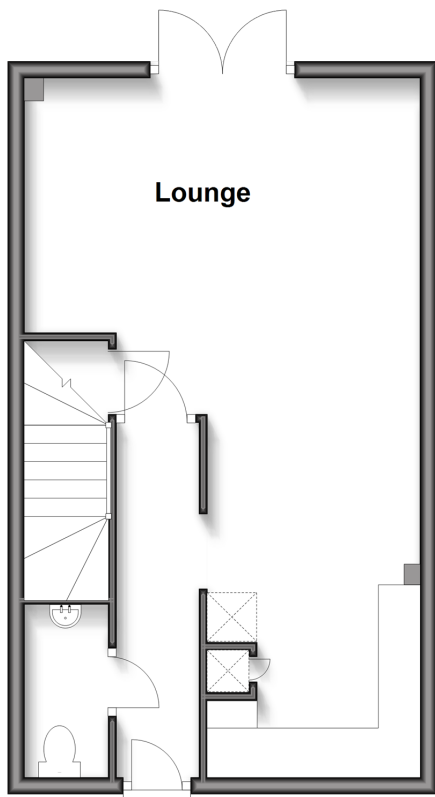
**OVER 60?**

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

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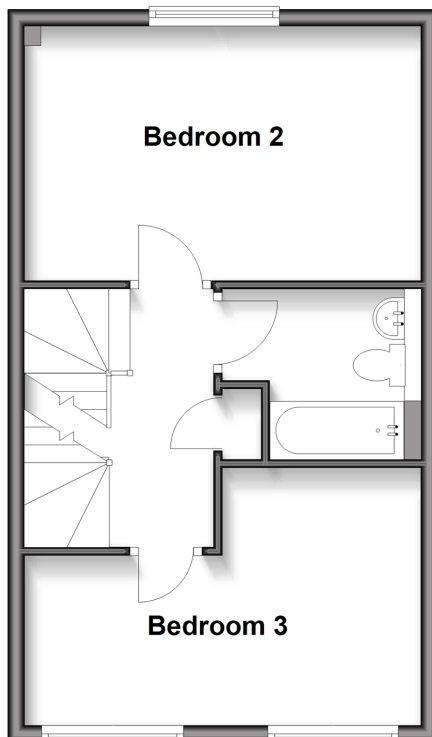
### Ground Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



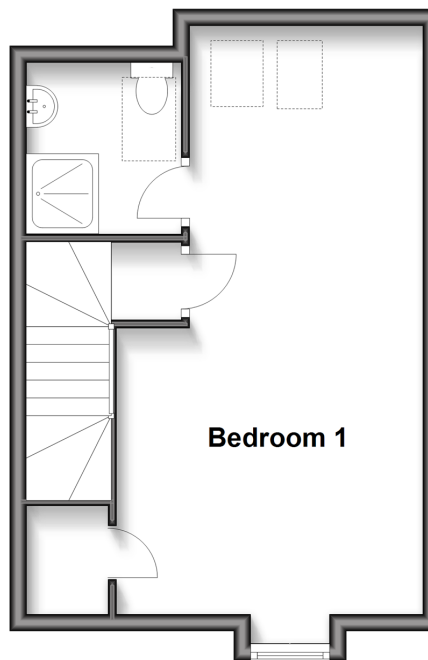
### First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



### Second Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen: 13'8 x 8'3 (4.17m x 2.52m)

Lounge : 15'6 x 13'5 (4.73m x 4.09m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 2: 15'7 x 10'2 (4.75m x 3.10m)

Bedroom 3: 15'5 x 9'10 (4.70m x 3.00m)

Bathroom

### SECOND FLOOR

Bedroom 1: 22'10 x 11'11 (6.96m x 3.63m)

En suite Shower Room

### OUTSIDE

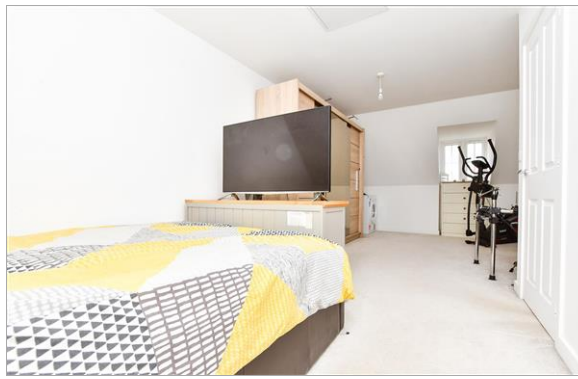
Front Garden

Rear Garden

Garage

Driveway





## Main features

- Spacious three bed semi detached set over three floors
- Off road parking and garage
- Set in a smaller modern development
- Easy access to Cranleigh High Street and local schools
- Offered with no onward chain



### Nearest Schools

Primary Schools: Cranleigh C of E 0.7 miles, St Cuthbert Mayne Catholic, Cranleigh 0.9 miles, Park Mead Cranleigh 1.3 miles

Secondary Schools: Cranleigh School 0.6 miles (private),



### Transport Information

Train Stations: Chilworth 5.1 miles, Gomshall 5.5 miles, Shalford 5.5 miles



### Address

Hewitts Road, 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://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.



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