



OVER 60?

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

Price

£650,000

Freehold

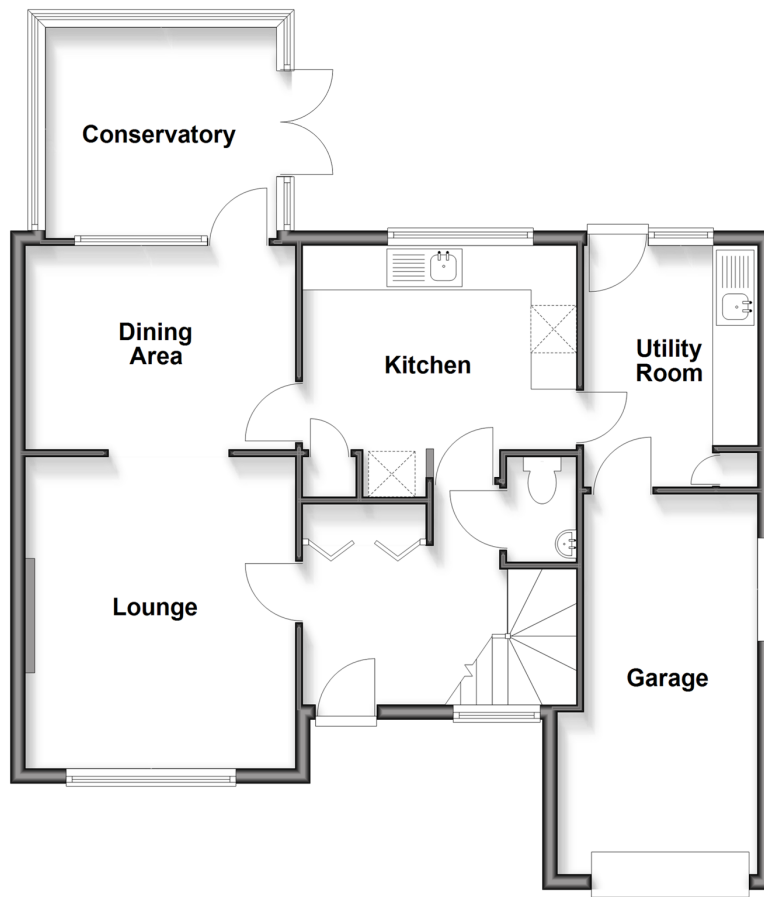
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**Heron Shaw, Cranleigh,
Surrey, GU6**

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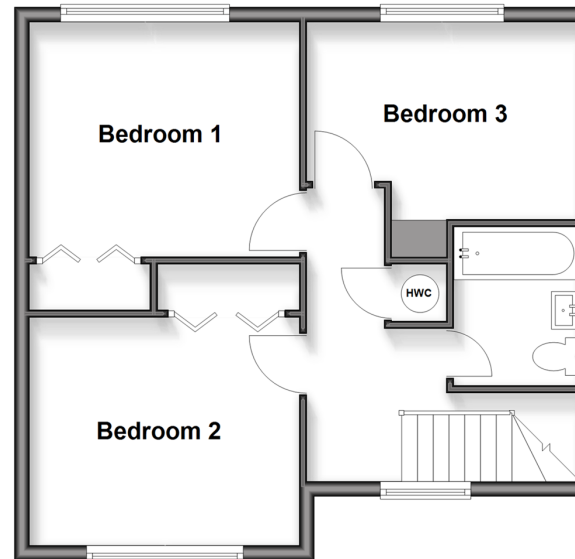
Ground Floor

Approx. 77.5 sq. metres (834.3 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Kitchen: 11'9 x 8'9 (3.58m x 2.67m)

Utility Room: 10'6 x 7'6 (3.20m x 2.29m)

Lounge: 13'5 x 11'8 (4.09m x 3.56m)

Dining Area: 11'9 x 8'9 (3.58m x 2.67m)

Conservatory: 12'0 x 10'3 (3.66m x 3.13m)

Garage: 16'5 x 8'10 (5.01m x 2.69m)

FIRST FLOOR

Landing

Bedroom 1: 11'9 x 10'2 (3.58m x 3.10m)

Bedroom 2: 11'8 x 10'2 (3.56m x 3.10m)

Bedroom 3: 11'9 x 8'9 (3.58m x 2.67m)

Bathroom

OUTSIDE

Driveway

Front Garden

Rear Garden



Main features

- Beautifully presented three bedroom detached house
- Garage and off road parking
- Solar panels
- Conservatory, utility room and useful outhouse for further storage
- Set within the Hitherwood Estate and easy access to Cranleigh High Street and local schools



Nearest Schools

Primary Schools: St Cuthbert Mayne 0.7 miles, Cranleigh C of E 1.2 miles, Park Mead 1.4 miles

Secondary Schools: Glebelands School 1.2 miles, Cranleigh School (Cranleigh) 1.6 miles.



Transport Information

Train Stations: Shalford 7.8 miles, Ockley 8.9 miles, Guildford 9.7 miles.



Address

Heron Shaw, Cranleigh, Surrey, GU6



Directions

For directions to this property please contact us.



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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.



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