

CHRISTIAN REID  
ESTATE AGENTS



110a Cranleigh

£599,950

Cranleigh, GU6 7JX



4 Bedrooms



2 Receptions



2 Bathrooms



Detached



EPC: D



**IMPRESSIVE DETACHED 4 BED HOUSE With NO CHAIN** | An Immaculate & Beautifully Presented Detached Family Home | Four Bedrooms | Two Large Receptions | Modern Kitchen | Utility Room | En suite Shower Room plus Family Bathroom | Lovely Rear Garden | Driveway | Quiet end of a Cul-de-sac | Views Over Adjoining Fields An impressive individually designed detached family home, situated in a favoured area of the village, in a quiet cul de sac and backing onto an open Green. The property has recently been redecorated and is presented in outstanding order offering a bright and modern living environment. The accommodation is nicely balanced with downstairs comprising a decent size sitting room, a stunning second reception room with vaulted ceiling and bifold doors out the garden, a stylish kitchen, larger than expected utility room and WC. Upstairs boasts four bedrooms and two bathrooms. Outside to the front there is parking for several vehicles whilst the carefully designed south west facing gardens receives a good degree of privacy and has direct access onto the adjoining field behind. The property is offered with no ongoing chain and an early viewing is recommended.



1ST FLOOR  
APPROX. FLOOR  
AREA 52.2 SQ.M.  
(561 SQ.FT.)

TOTAL APPROX. FLOOR AREA 122.3 SQ.M. (1316 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 70.1 SQ.M.  
(755 SQ.FT.)