

CHRISTIAN REID
ESTATE AGENTS



17 Marjoram

£289,950

Cranleigh, GU6 8GS



2 Bedrooms



1 Reception



1 Bathroom

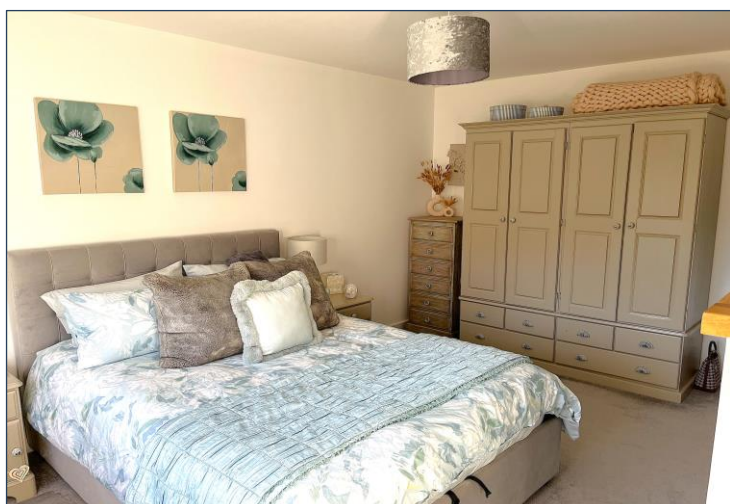
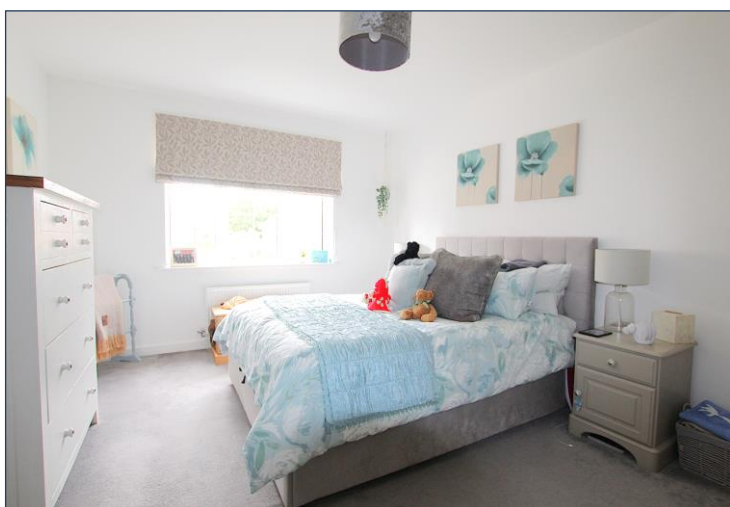


Upper Floor

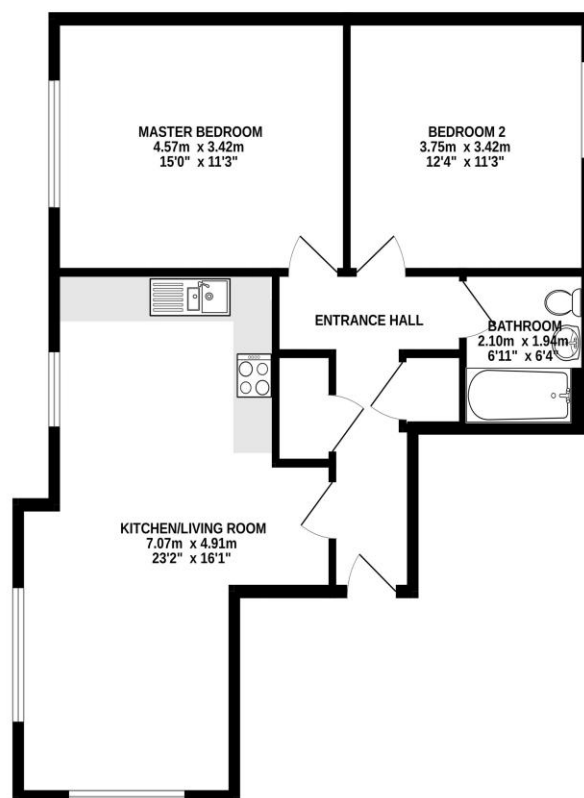


EPC: B

The property is conveniently located to the west of Cranleigh, ideal for easy access to Guildford with its mainline station providing a fast service to Waterloo. Cranleigh is also approximately a 20 minute drive, equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. The village has a busy High Street with restaurants, cafes, independent retailers including a renowned butcher, fishmonger, a health centre, library, leisure centre and arts centre. The area is surrounded by open countryside, with access to the Surrey Hills - a designated area of outstanding natural beauty - and the Downs Link, which provides excellent walking, cycling and horse riding. The property is also only a 5 minute walk away from Knowle Park, a new 60-acre country park and nature reserve in the heart of Cranleigh, featuring a lake, outdoor performance spaces, and an adventure park. There is also a choice of good schooling available locally, for both primary and secondary schools.



FIRST FLOOR
68.1 sq.m. (733 sq.ft.) approx.



TOTAL FLOOR AREA: 68.1 sq.m. (733 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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