

FOR SALE

30, Cranleigh, Standish , WN6 0EU



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Exceptional detached family home sat on a large elevated plot surrounded by well maintained gardens



- Exceptional detached family home
- Modern fitted kitchen with utility
- Two en-suites and a family bathroom
- Close to schools and amenities
- Spacious and versatile accommodation
- Four great sized bedrooms
- Large gardens / driveway / double garage
- 2466 SQ. FT.

This is an exciting opportunity to purchase a large, double fronted, detached family home located on an excellent corner plot with landscaped gardens in Standish. The property is located along one of the most sought-after roads in Standish, Cranleigh where properties don't often come to the market. This outstanding property boasts easy access into the village with all its amenities, doctors and dentist, some outstanding schools for all ages, public transport links and is just a short drive to junction 27 of the M6 motorway network. The property has been finished to a great standard with spacious and versatile accommodation set over two floors which in brief comprise of entrance porch, inner hallway, cloak wc, large formal lounge / sitting room located to the front with bay window, large separate dining room with another bay window overlooking the front gardens, a lovely morning / sitting room located to the rear with doors leading out onto the rear patio area. There is a well-equipped fitted kitchen boasting a range of wall, base and drawer units along with some appliances. Another inner hallway leads into a utility room with access into the double garage and then a lovely study / home office with patio doors opening onto the gardens. On the first floor Cranleigh has two large double bedrooms with wardrobes and en-suite shower rooms, a third large double and fourth smaller double with a modern four-piece family bathroom which comprises of wc, sink unit, bath and separate shower unit. Externally the property has an elevated plot surrounded by extremely well-maintained gardens with lawn and mature plants, shrubs and trees to the front and side. There is a double garage with large driveway to the side and then an excellent south facing rear family garden which is private and secure offering patio, well maintained lawn all surrounded by mature plants, shrubs and trees. Internal inspection is highly recommended to truly appreciate the properties size, its truly excellent plot and its outstanding location.





GROUND FLOOR
1525 sq.ft. (141.7 sq.m.) approx.

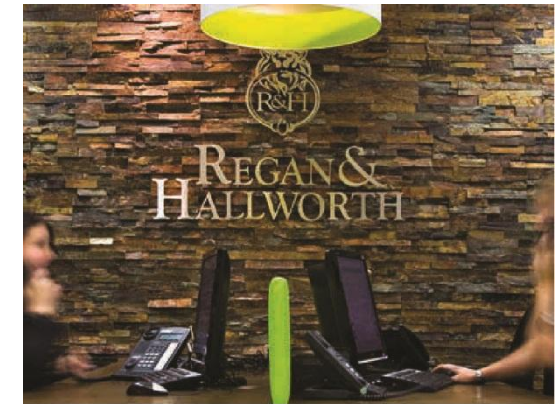


1ST FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 2466 sq.ft. (229.1 sq.m.) 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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