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FOR SALE
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**58 Westdene Meadows,
Cranleigh, GU6 8UJ
Asking Price: £197,500 Freehold**

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1991-2021
30
YEARS

*** One bedroom starter home * No chain * Allocated parking space * Electric heating ***

*** Quiet Cul de sac location ***

*** Requires updating throughout * EPC Rating: D ***

A one bedroom starter home offered for sale with no onward chain. The accommodation which would benefit from internal modernization comprises, living room, kitchen with space for appliances, first floor landing, shower room and double bedroom with built in wardrobe. This property has double glazing and electric heating and comes with an allocated parking space. Located towards the end of a quiet cul de sac in a tucked away position with communal gardens surrounding.

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 140 Fashion store, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

~ Accommodation ~

Ground Floor: ~ Entrance: ~ Sitting Room: 11' 6" x 11' 0" (3.50m x 3.36m) ~ Kitchen: 7' 11" x 7' 8" (2.41m x 2.33m)

First Floor: ~ Bedroom: 11' 7" x 11' 1" (3.54m x 3.37m) ~ Shower Room

Directions:

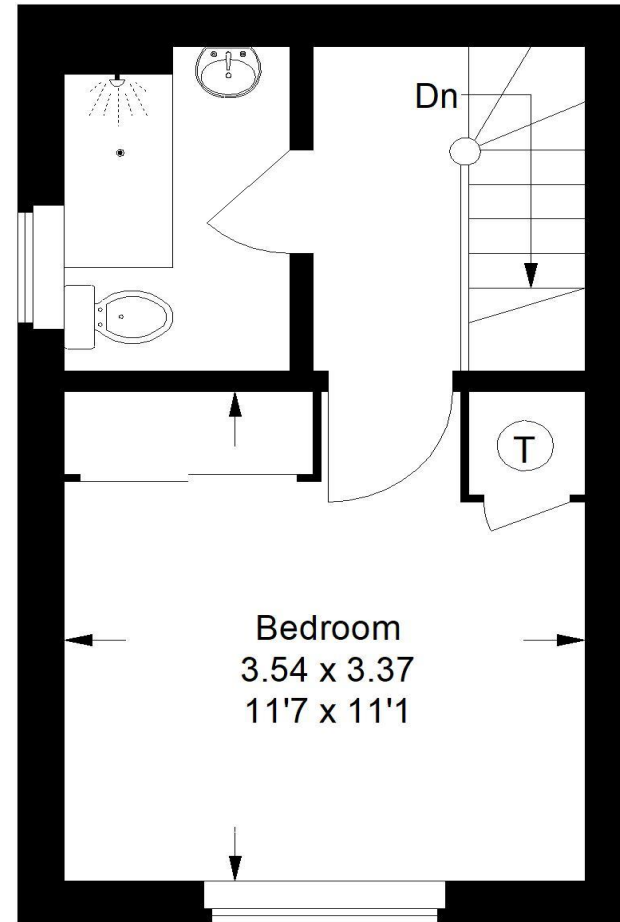
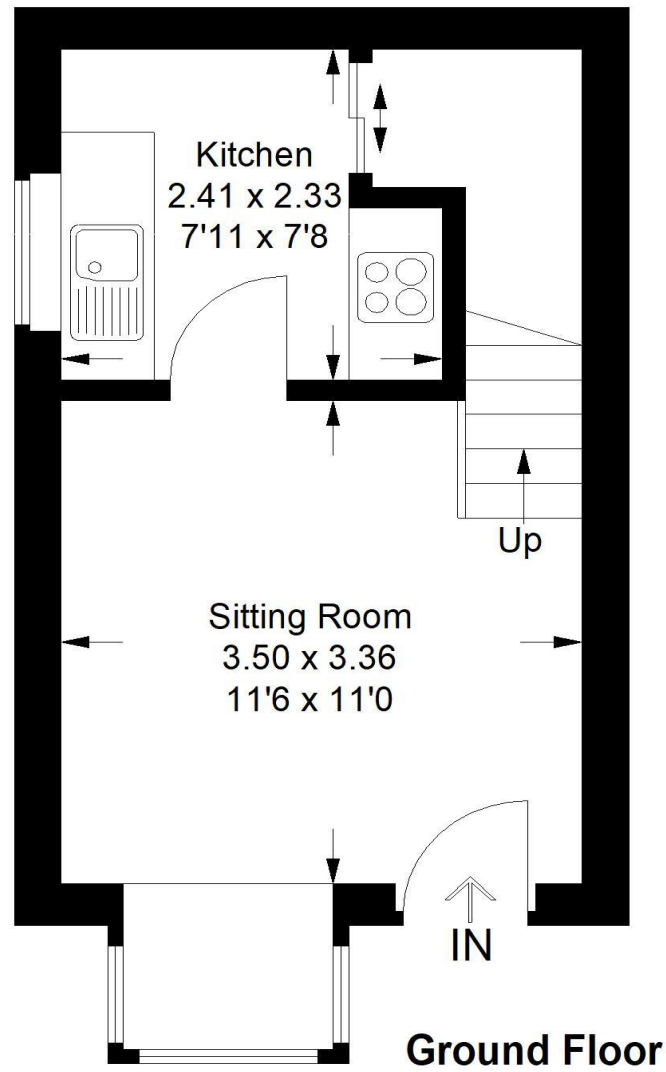
From our office turn right onto the High Street and at the third mini roundabout bare left onto the Elmbridge Road, continue over the bridge and follow the road around to the right and Westdene Meadows can be found on the right hand side.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

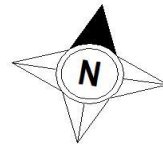
Local Authority: Waverley Borough Council. Tax Band: C

Westdene Meadows

Approximate Gross Internal Area
 Ground Floor = 20.4 sq m / 219 sq ft
 First Floor = 20.3 sq m / 218 sq ft
 Total = 40.7 sq m / 437 sq ft



First Floor



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.





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Est. 1991

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