



5 Romaine Road, Cranleigh, GU6 8NY

The Hazel at Amber Waterside

£575,000

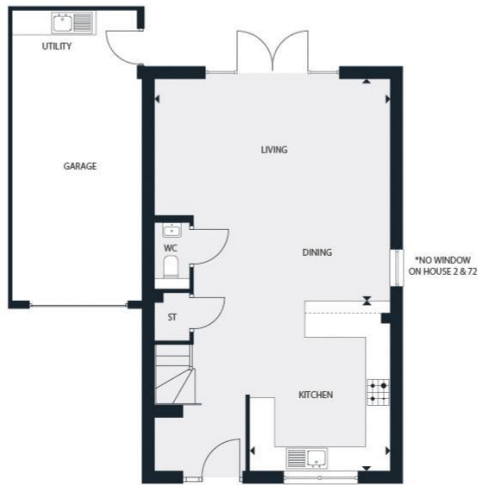


1192 sq ft Link Detached New Home * 3 bedrooms and 2 bathrooms * Contemporary kitchen * Spacious open plan kitchen/dining/living room * Integrated appliances * Downstairs cloakroom * Garage and driveway * Energy efficient home with an excellent energy rating of B or above *

The Hazel is a perfectly proportioned 3 bedroom link detached home with garage including utility area. The open plan kitchen with breakfast bar leads through to the living area and upstairs there are 3 double bedrooms, with wardrobes and ensuite to the principal bedroom plus a family bathroom. Amber Waterside is a collection of new homes in the charming Surrey market town of Cranleigh, perfectly positioned by the lakeside. Combine the light and space of contemporary interiors and energy efficient designs with an idyllic, sought-after location in England's largest village. Please note: The photos used are of the show home and are for indicative purposes only.

THE HAZEL

3 BEDROOM HOME
1192 SQ FT



GROUND FLOOR

Kitchen		
4183mm x 3431mm	13' 9" x 11' 3"	
Living/ Dining		
5427mm x 5770mm	17' 10" x 18' 11"	



FIRST FLOOR

Master Bedroom		
3539mm x 4092mm	11' 7" x 13' 5"	
Bedroom 2		
3583mm x 3214mm	11' 9" x 10' 7"	
Bedroom 3		
3583mm x 2436mm	11' 9" x 7' 12"	

HOUSES 1, 72, 104, 108
2, 73, 105, 109 ARE A MIRROR IMAGE

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.