



**2 Endive Road
Plot 69, Amber Waterside, Cranleigh**

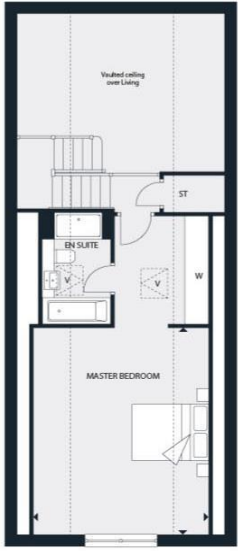
£850,000 - Freehold



NEW SHOW HOME OPEN - VIEW NOW * Open plan kitchen with vaulted ceiling * Living room with high vaulted ceiling * 1641 sq ft Detached 3 bedroom 3 bathroom home * Principal bedroom suite over 400 sq ft * Working fireplace * Close to the fabulous Knowle Country Park * Energy efficient home with an excellent B rating or above * EPC Rating: B

**** New Show Home open - book your visit now **** Situated on the edge of the development with countryside views over neighbouring farm land and close to the new Knowle Country Park. The Maple is a beautiful 3 bedroom, 3 bathroom detached home featuring a spacious living space with vaulted ceiling, contemporary open plan kitchen/dining/family room with integrated appliances and a separate utility cupboard. 2 bedrooms are on the ground floor, the larger featuring an en-suite. A highlight of the home is the spacious principal bedroom suite - measuring over 400 sq ft) including built in wardrobes. 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 MAPLE
3 BEDROOM HOME
1641 SQ FT



GROUND FLOOR

Kitchen/ Dining/ Family	6580mm x 5657mm	21' 7" x 18' 7"
Living	4181mm x 5207mm	13' 9" x 17' 1"
Bedroom 2	3212mm x 3888mm	10' 6" x 12' 9"
Bedroom 3/Study	2881mm x 3417mm	9' 5" x 11' 3"

FIRST FLOOR

Master Bedroom	5515mm x 4385mm	18' 1" x 14' 5"
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HOUSES 68, 115
69, 116 ARE A MIRROR IMAGE.

----- Denotes skirting line shown at 1.8m
V velux window

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.

