



**3 Chard Crescent  
Plot 11 – The Ash at Amber Waterside  
£599,950 - Freehold**



Buying smaller? Buying bigger?

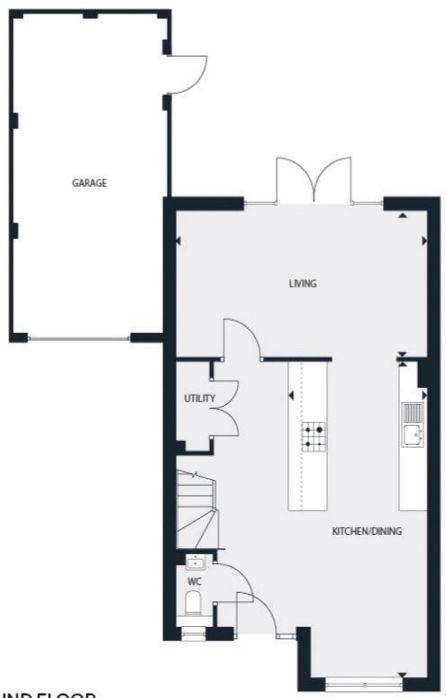
Ask us about **Part Exchange**

\*Subject to terms & conditions, ask for more details.

**1206 sq ft 3 bedroom 2 bathroom semi-detached home \* Garage and driveway \* Contemporary kitchen \* Ready to move in May/June \* Downstairs cloakroom \* Utility area \* Electric car charging point \* Energy efficient home with an excellent B rating or above \***

**\*\* Ready for a Spring/Summer move in \*\*** Situated on the outskirts of Cranleigh, less than 9 miles from Guildford's mainline station is this superb 3 bedroom semi-detached home with a garage. This is one of the last few remaining 3 bed homes on this early phase, the Ash design features spacious open plan living, a contemporary kitchen with integrated appliances and stone work tops plus a single garage. On the first floor, there are 3 double bedrooms with an ensuite and build in wardrobes to the principal bedroom 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: Some photos used are of the show home and are for indicative purposes only.

**THE ASH**  
3 BEDROOM HOME  
1206 SQ FT



**GROUND FLOOR**

Kitchen/ Dining	7048mm x 3051mm	23' 1" x 10' 0"
Living	3245mm x 5900mm	10' 8" x 19' 4"



**FIRST FLOOR**

Master Bedroom	3768mm x 4201mm	12' 4" x 13' 9"
Bedroom 2	4019mm x 3169mm	13' 2" x 10' 5"
Bedroom 3	4019mm x 2594mm	13' 2" x 8' 6"

HOUSES 12, 58, 90, 92  
11, 24, 57, 89 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.

\* No garage to House 24

