

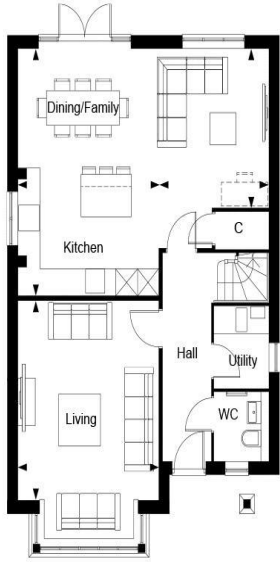


The Simons - Plot 224
The Maples, Cranleigh, GU6 8WQ
Asking Price: £900,000

ROGER COUPE
LAND & NEW HOMES

*** Detached 4 bedroom 2 bathroom home * Open plan kitchen/family/dining area with double doors to the patio and garden * Separate living room * Utility room and downstairs cloakroom * Principal bedroom with built in wardrobes and en suite * 2 further double bedrooms and a single bedroom/office area * Single garage and 2 parking spaces * 10 year NHBC Buildmark Scheme and 2 year Berkeley warranty * EPC Rating: B ***

LEIGHWOOD
— FIELDS —
CRANLEIGH



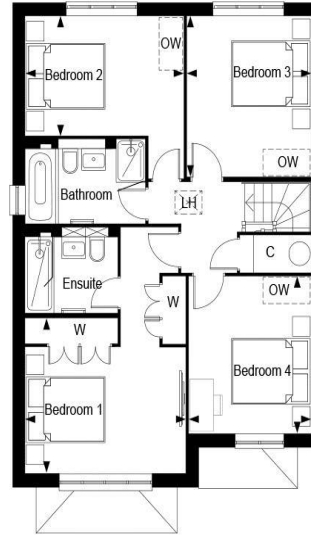
Leighwood Fields, The Maples - The Simons, Property 224, Ground Floor

Dimensions	Key	
Living	5.46m x 4.03m	17' 11" x 13' 3"
Dining/Family	7.23m x 3.62m	23' 9" x 11' 11"
Kitchen	4.03m x 2.91m	13' 3" x 9' 7"
Utility	1.90m x 1.56m	6' 3" x 5' 2"
Total Area	146.41 sq.m	1576 sq.ft

C Cupboard

Berkeley
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Leighwood Fields, The Maples - The Simons, Property 224, First Floor

Dimensions	Key	
Bedroom 1	4.03m x 3.49m	13' 3" x 11' 6"
Bedroom 2	3.99m x 2.68m	13' 1" x 8' 10"
Bedroom 3	3.62m x 3.13m	11' 11" x 10' 4"
Bedroom 4	3.55m x 3.10m	11' 8" x 10' 2"

C Cupboard
LH Loft Hatch
OW Optional Wardrobe
W Wardrobe

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Leighwood Fields, The Maples - The Simons, Property 224, Site Map



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