



29 Mead Road,  
Cranleigh, GU6 7BQ  
Asking Price: £645,000 Freehold

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your local property experts

  
ESTATE AGENT  
Est. 1991

- \* Beautifully presented extended semi detached home \* Three bedrooms \*
- \* Two reception rooms \* Refitted kitchen/dining room \* Refitted bathroom \*
- \* Good sized landscaped gardens \* No Onward Chain \* EPC Rating: D \*

A beautifully presented three bedroom semi-detached home conveniently situated within a close level walk of the village centre. The property has a welcoming reception hall, family room/study with bay window, a sitting room with woodburning stove and an impressive modern refitted kitchen with double doors to patio and garden. Completing the ground floor, there is a utility room and cloakroom. On the first floor there are two good sized double bedrooms and a single bedroom and an impressive refitted bathroom with separate bath and shower. Outside, the property has parking for a couple of cars at the front and side access to the rear garden which is a lovely feature of the property having a paved patio and raised flower beds retained by low walling which then in turn, lead onto good areas of lawn with flower and shrub borders around. We highly recommend a visit to fully appreciate the quality of accommodation on offer.

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:** ~ **Study/Family Room:** 11' 9" x 10' 11" (3.57m x 3.32m) ~ **Sitting Room:** 11' 10" x 10' 6" (3.60m x 3.19m)  
**Kitchen/Dining Room:** 13' 10" x 10' 9" (4.21m x 3.27m) ~ **Utility:** ~ **Cloakroom**

**First Floor:** ~ **Bedroom One:** 10' 8" x 10' 7" (3.25m x 3.23m) ~ **Bedroom Two:** 13' 8" x 9' 10" (4.17m x 2.99m) ~ **Bedroom Three:** 12' 5" x 5' 9" (3.78m x 1.75m)  
**Bathroom**

#### Directions:

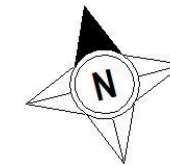
From our office turn left into the High Street, continue to the second mini roundabout turning left into the Ewhurst Road and take the first turning right into Mead Road. Number 29 can be found approximately half way down on the left hand side.

**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.

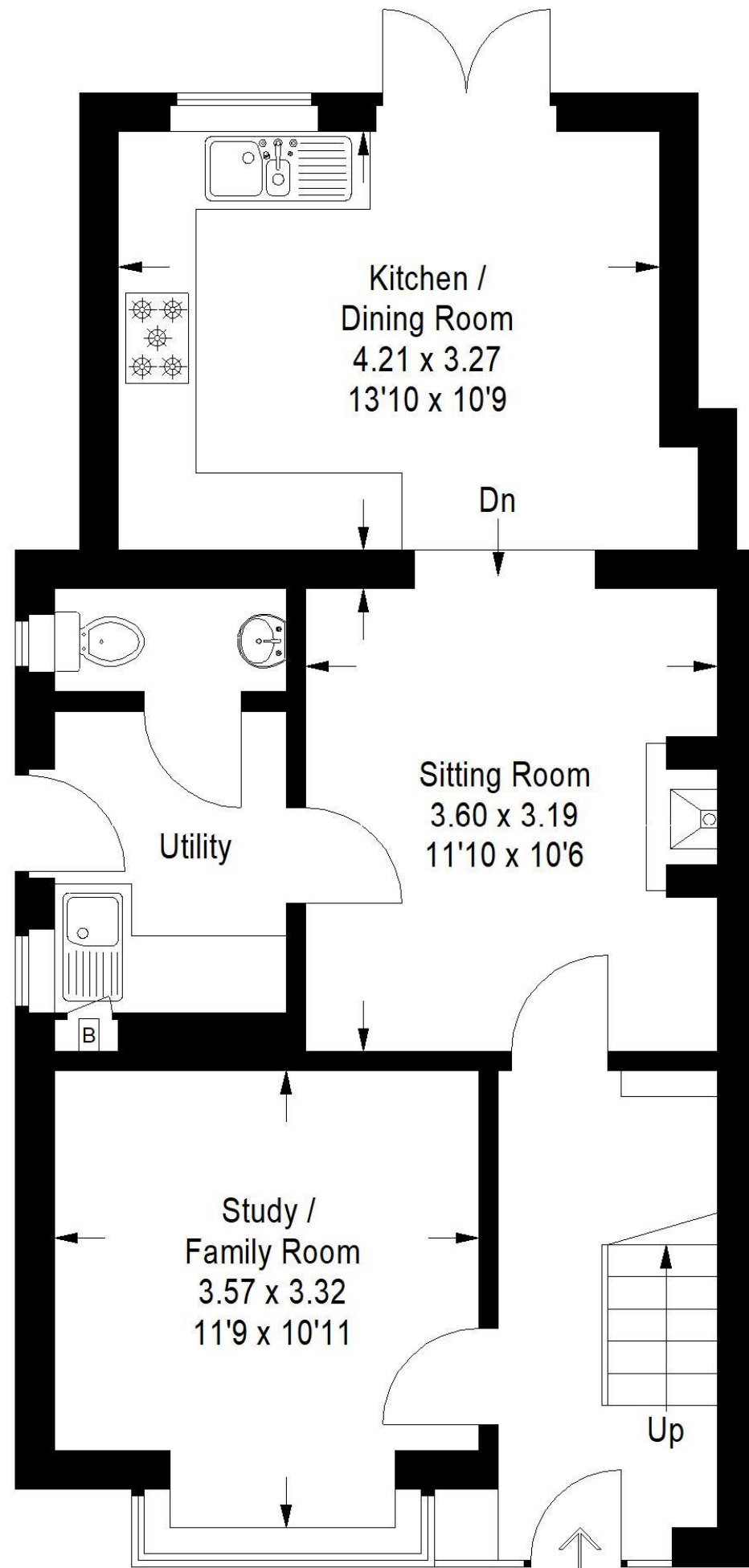
**Local Authority:** Waverley Borough Council. **Tax Band:** E

# Mead Road, Cranleigh

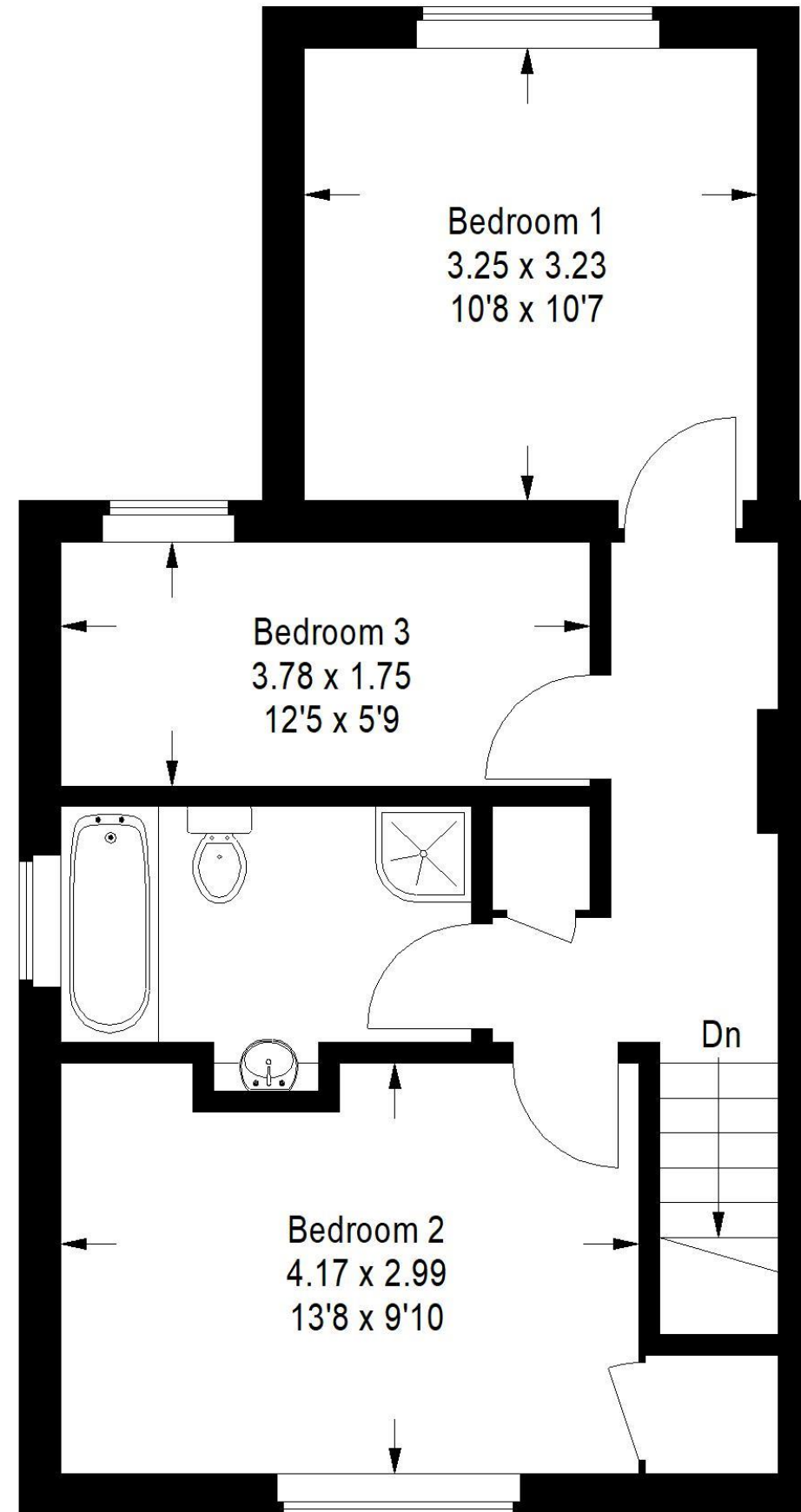
Approximate Gross Internal Area  
Ground Floor = 53.2 sq m / 573 sq ft  
First Floor = 46 sq m / 495 sq ft  
Total = 99.2 sq m / 1068 sq ft



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.



Ground Floor



First Floor



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