



**36 Exbury Crescent (Plot 101), Cranleigh
The Birch at Amber Waterside**

£450,000 - Freehold

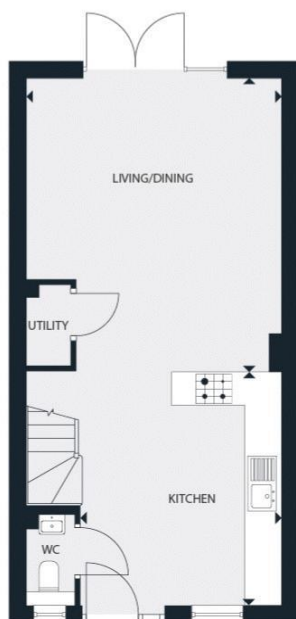


Contemporary open plan layout * Large 2 bedrooms design with 925 sq ft accommodation * Kitchen & Bathroom choices, subject to build programme * Energy efficient home with excellent B rating or above * 2 Bedroom 2 bathroom semi-detached home * Electric car charging point * Near the new Country Park * 3, 4 and 5 bedroom homes also available * EPC Rating: B *

This spacious 2 bedroom, 2 bathroom semi detached house is situated on the edge of the village close to the fabulous Knowle Country Park. On the ground floor, the open plan kitchen/ living room offers a light and airy space perfect for entertaining. Upstairs, there are 2 double bedrooms with fitted wardrobes and en-suite 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. Show homes available for viewings - please contact us now to make an appointment to visit. Please note: Some photos used are of the show home and are for indicative purposes only.

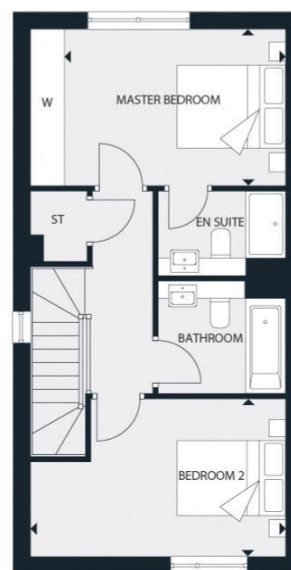
THE BIRCH

2 BEDROOM HOME
925 SQ FT



GROUND FLOOR

Kitchen		
4200mm x 3578mm	13' 9" x 11' 9"	
Living/Dining		
5282mm x 4530mm	17' 4" x 14' 10"	



FIRST FLOOR

Master Bedroom		
2830mm x 3930mm	9' 3" x 12' 11"	
Bedroom 2		
2825mm x 4530mm	9' 3" x 14' 10"	

HOUSES 5, 21, 23, 52, 54, 101, 103, 113
4, 20, 22, 51, 53, 100, 102, 112 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.

