



**3 Boston Road,  
Cranleigh, GU6 8JQ  
Asking Price: £597,500 Freehold**

**ROGER COUPE**  
your local property experts



**\* Detached three bedroom home \* Large open plan living space \***

**\* Landscaped gardens \* Wide corner plot \***

**\* South and west facing rear aspects \* EPC Rating: B \***

A well presented three bedroom detached nearly new home built in 2022 situated on this popular development on the semi rural edge of the village. The property has convenient access to the village centre which is a delightful short walk through the country park into the heart of the village. The accommodation is arranged over two floors and features an impressive open plan kitchen/dining/living room with cloakroom off enjoying bright and sunny southerly and westerly aspects. Stairs rise to the first floor where there is a principal bedroom with ensuite shower room, fitted wardrobe cupboards, two further bedrooms, one with fitted cupboards and a family bathroom. Outside, there is a garage with utility area with space and plumbing for washing machine and tumble dryer to the rear and central heating radiator. A driveway providing plenty of off road parking. The property is situated on a wide corner plot with neatly maintained lawns set behind low box hedging, side access to the rear garden where there is an extended patio stepping onto lawns with neatly maintained flower and shrub borders all around and specimen trees which are now established providing good degrees of privacy. The rear garden is a wonderful sunny place, enjoying southerly and westerly aspects. We highly recommend a viewing to appreciate the accommodation on offer. Note: The seller of this property is an employee of our affiliated company Roger Coupe Land and New Homes Ltd.

**~ Accommodation ~**

**Ground Floor: ~ Entrance Hallway: ~ Kitchen/Dining/Sitting Room: 31' 6" x 19' 0" (9.61m x 5.78m) ~ Cloakroom**

**First Floor: ~ Bedroom One: 15' 4" x 11' 7" (4.68m x 3.52m) ~ En-suite: ~ Bedroom Two: 11' 9" x 10' 6" (3.59m x 3.21m)  
Bedroom Three: 11' 9" x 8' 0" (3.58m x 2.43m) ~ Bathroom**

**Outside: ~ Garage and Utility Area: 23' 0" x 10' 4" (7.02m x 3.16m)**

**Directions:**

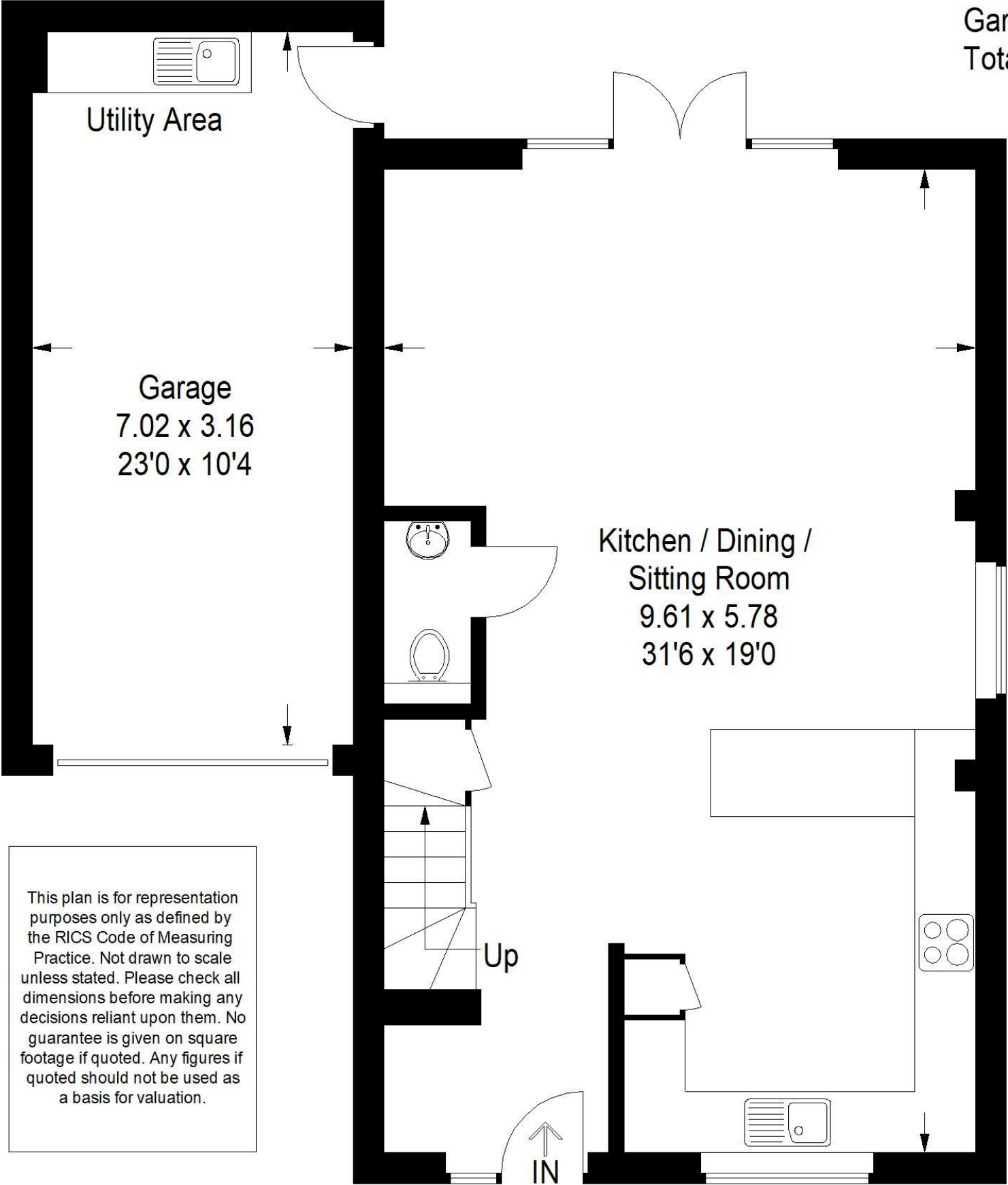
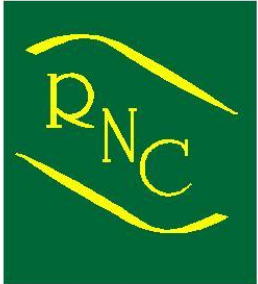
From our office turn right into the High Street proceeding to the third mini roundabout turning left into the Elmbridge Road. Continue over the Elm bridge taking the second turning left into the Alfold Road by the One-Stop shop and continue for approximately a quarter of a mile and turn right into the Amber Waterside development and Number 3 Boston Road can be found after a short distance 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.

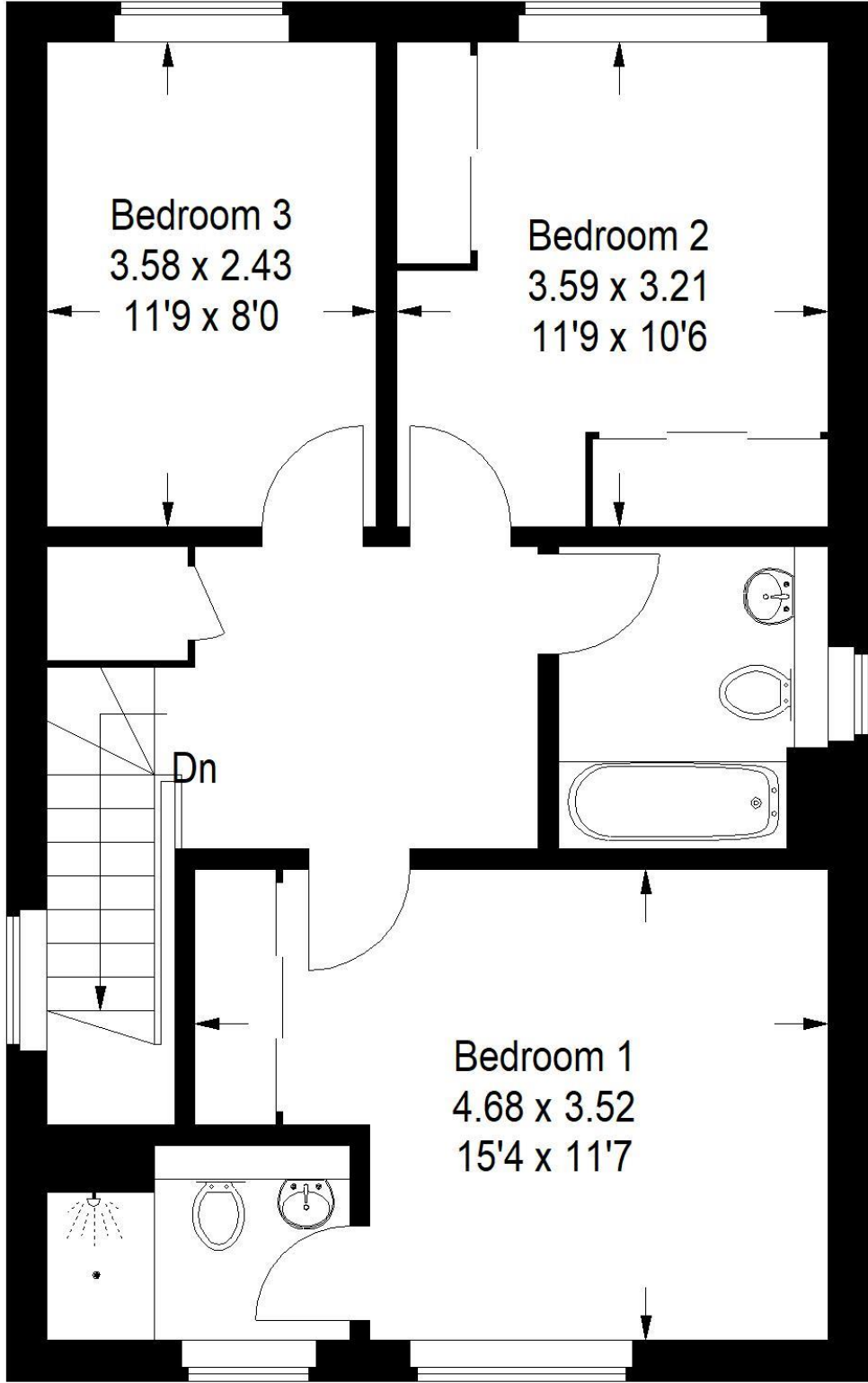
**Local Authority:** Waverley Borough Council. **Tax Band:** F

# Boston Road

Approximate Gross Internal Area  
Ground Floor = 56.9 sq m / 612 sq ft  
First Floor = 56 sq m / 603 sq ft  
Garage = 22.2 sq m / 239 sq ft  
Total = 135.1 sq m / 1454 sq ft



Ground Floor



First Floor

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.



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