



**13 Exbury Crescent (Plot 59 - Juniper)**

**£535,000 - Freehold**



**1077 sq ft 3 Bedroom home \* Energy efficient home with an excellent B rating or above \*  
 Spacious open plan kitchen/living/dining room \* Integrated appliances \* Garage and driveway \*  
 Downstairs cloakroom \* Electric car charging point \* Drives and parking areas finished with  
 permeable block pavements \***

Situated on the outskirts of Cranleigh just 9 miles of Guildford mainline station is this fantastic 3 bedroom home with garage and driveway. On the ground floor there is a spacious opening plan kitchen leading through to the living area with French doors out to the garden. Upstairs there are three good size bedrooms with an ensuite and wardrobes 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. Please note: The photos used are of the semi detached Juniper design and the show house whilst this plot (55) is detached as per the CGI.

## THE JUNIPER

3 BEDROOM HOME  
 1077 SQ FT



### GROUND FLOOR

Kitchen/ Dining	7008mm x 4351mm	22' 12" x 14' 3"
Living	3133mm x 5320mm	10' 3" x 17' 5"

### FIRST FLOOR

Master Bedroom	3000mm x 3177mm	9'10" x 10' 5"
Bedroom 2	3905mm x 3169mm	12' 9" x 10' 5"
Bedroom 3	3907mm x 2032mm	12' 10" x 6' 8"

HOUSE 6, 55, 59, 96  
 7, 60, 97 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.

