

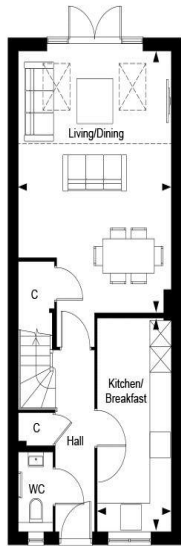


The Pickett - Plot 304
The Ashwoods, Cranleigh, GU6 8WQ
Asking Price: £700,000

ROGER COUPE
LAND & NEW HOMES

*** 3 Bedroom, 2 Bathroom home over three floors * Open plan living/dining dining room * Contemporary styled bathrooms incorporating Laufen suites and bathroom furniture * Quality kitchen design and specification * Principal bedroom with dressing room and en-suite * Two further double bedrooms * Family bathroom * South facing garden * EPC Rating: B ***

LEIGHWOOD
— FIELDS —
CRANLEIGH

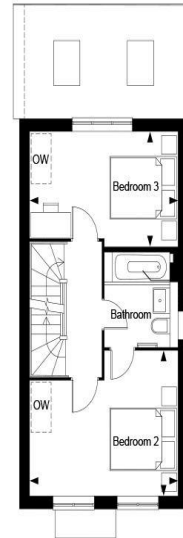


Leighwood Fields, The Maples - The Pickett, Property 304, Ground Floor

Dimensions		
Living/Dining	6.07m x 4.40m	19' 9" x 14' 5"
Kitchen/Breakfast	4.94m x 2.11m	16' 2" x 6' 11"
Total Area	120.40 sq.m	1296 sq.ft

Key	
C	Cupboard

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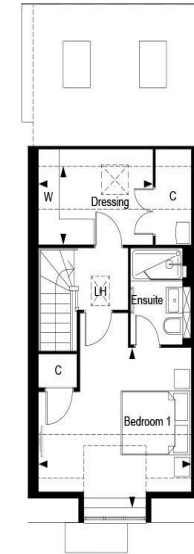


Leighwood Fields, The Maples - The Pickett, Property 304, First Floor

Dimensions		
Bedroom 2	4.40m x 3.45m	14' 5" x 11' 4"
Bedroom 3	4.40m x 2.73m	14' 5" x 9' 0"

Key	
OW	Optional Wardrobe

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Leighwood Fields, The Maples - The Pickett, Property 304, Second Floor

Dimensions		
Bedroom 1	4.54m x 4.40m	14' 11" x 14' 5"
Dressing	3.29m x 1.82m	10' 10" x 6' 0"

Key	
C	Cupboard
LH	Loft Hatch
W	Wardrobe

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