



Exbury Crescent, Cranleigh, GU6 8RE

**Plot 92 – The Ash at Amber Waterside
£585,000**



1206 sq ft (excluding garage) * Detached Home - 3 Beds, 2 Baths * Contemporary kitchen * Ready to move in NOW * Downstairs cloakroom * Utility area * Electric car charging point * Energy efficient home with an excellent B rating or above *

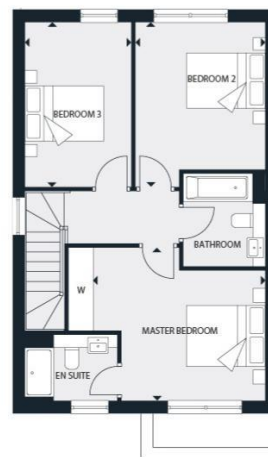
**** Ready to move in now **** Situated on the outskirts of Cranleigh close to the fabulous Knowle Country Park, and less than 9 miles from Guildford's mainline station is this superb 3 bedroom detached home with a garage. This is one of the last few remaining 3 bed homes on this early phase and features a South facing garden, the Ash design features spacious open plan living, a contemporary kitchen with integrated appliances and stone work tops plus a single garage. On the first floor, there are 3 double bedrooms with an en-suite and built in wardrobes to the principal bedroom 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: Some photos used are of the show home and some are digitally home stage so are for indicative purposes only.

THE ASH
3 BEDROOM HOME
1206 SQ FT



GROUND FLOOR

Kitchen/ Dining	7048mm x 4934mm	23' 1" x 16' 2"
Living	3245mm x 5900mm	10' 8" x 19' 4"



FIRST FLOOR

Master Bedroom	3768mm x 4201mm	12' 4" x 13' 9"
Bedroom 2	4019mm x 3169mm	13' 2" x 10' 5"
Bedroom 3	4019mm x 2594mm	13' 2" x 8' 6"

HOUSES 12, 58, 90, 92
11, 24, 57, 89 ARE A MIRROR IMAGE.

* No garage to House 24