



**31 Exbury Crescent, Cranleigh
The Sycamore2 (Plot 110), Amber Waterside**

£830,000 - Freehold



Move in your new home this December! * 1816 sq ft (plus garage) 4/5 Bedroom, 3 bathroom detached home * Open plan kitchen/dining/family room * Stone work tops and integrated appliances * Separate living room and upstairs study * Separate utility room and downstairs cloakroom * Impressive principal bedroom with ensuite and dressing room * Energy efficient home with excellent B rating or above *

THE SYCAMORE 2

4/5 BEDROOM HOME

1816 SQ FT



GROUND FLOOR

Kitchen/Dining/ Family

9932mm x 3970mm 32' 7" x 13' 0"

Living

5995mm x 3211mm 19' 8" x 10' 6"



FIRST FLOOR

Master Bedroom

4480mm x 3520mm 14' 8" x 11' 6"

Bedroom 2

2750mm x 5085mm 9' 0" x 16' 8"

Bedroom 3

3350mm x 3100mm 10' 11" x 10' 2"

Bedroom 4

3355mm x 2315mm 11' 0" x 7' 7"

Study / Bedroom 5

2750mm x 1902mm 9' 0" x 6' 3"

HOUSE 8

110 IS A MIRROR IMAGE.

-----Denotes skirting line shown at 1.8m

V velux window

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.

