



Alfold Road, Cranleigh, GU6 8NQ

The Cedar at Amber Waterside

£642,500



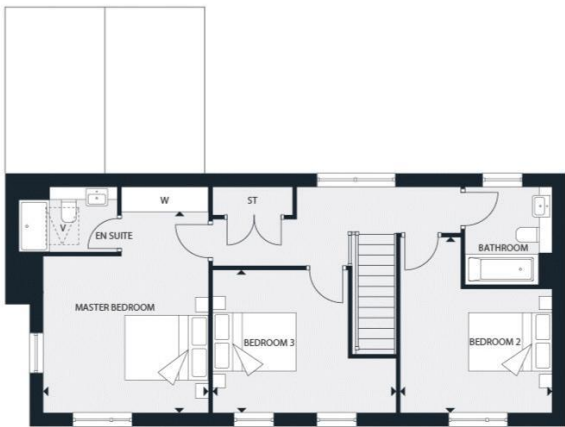
1295 sq ft Detached 3 bedroom 2 bathroom home * Spacious open plan kitchen/dining/living room * Contemporary kitchen * Integrated appliances * Garage and driveway * Separate utility room * Electric car charging point *
* Energy efficient home with an excellent B rating or above *

The Cedar is a beautiful 3 bedroom detached home with integral garage. Featuring a spacious open plan living space with vaulted ceiling, contemporary kitchen with integrated appliances and a separate utility room. Upstairs, there are 3 double bedrooms with fitted wardrobe and an ensuite to the principal bedroom. South facing garden. 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 show home and are for indicative purposes only.

THE CEDAR
3 BEDROOM HOME
1295 SQ FT



GROUND FLOOR
Kitchen/ Dining/Living
9031mm x 5342mm 29' 8" x 17' 6"



FIRST FLOOR
Master Bedroom
4607mm x 3807mm 15' 1" x 12' 6"
Bedroom 2
4038mm x 3486mm 13' 3" x 11' 5"
Bedroom 3
3279mm x 4202mm 10' 9" x 13' 9"

HOUSES 46, 56, 65, 91, 107
3, 19, 99, 111 ARE A MIRROR IMAGE.

----- Denotes vaulted ceiling
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.