



56 Lorimer Avenue, Cranleigh
£870,000



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ESTATE AGENT
Est. 1991



56 Lorimer Avenue

Cranleigh

- No onward chain
- Principal bedroom with built in wardrobes and en-suite
- 23' sitting room
- Impressive open plan Kitchen/dining/family room
- Walled garden
- Double Garage & Driveway parking
- Short walk from the High Street

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park.

Council Tax band: F

Tenure: Freehold EPC: B



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Situated in the sought after Leighwood Fields development by Berkeley Homes we are delighted to offer for sale this stunning modern home presented in 'virtually new' condition.

The property enjoys a wide plot with double garage, driveway parking and an attractive, private, walled garden, all within a short walk of the village High Street, and near to the new Knowle Park Country Park.

Inside you will find the high specification expected in a new Berkeley Home, the house is in excellent condition being under a year old, the accommodation comprises a generous Sitting room in excess of 23 ft long, dual aspect with a bay window to the front elevation. The hub of the home is the impressive open plan kitchen/family room overlooking the garden, the room is lovely and light with Velux windows on the partially vaulted ceiling. A cloakroom and useful utilities cupboard complete the ground floor.

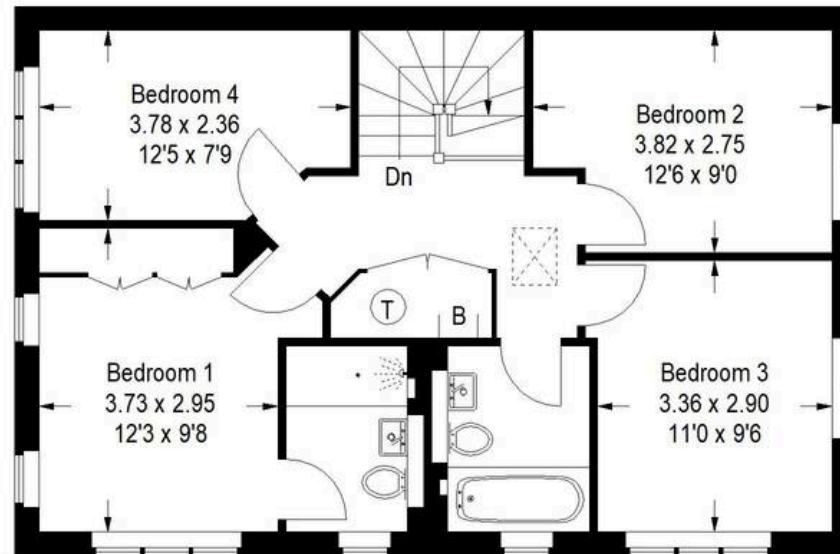
Continuing upstairs there are four good sized bedrooms and a beautifully appointed family bathroom. The principal bedroom features fitted wardrobes and a stylish en-suite shower room. We highly recommend a viewing to fully appreciate this superb modern home.



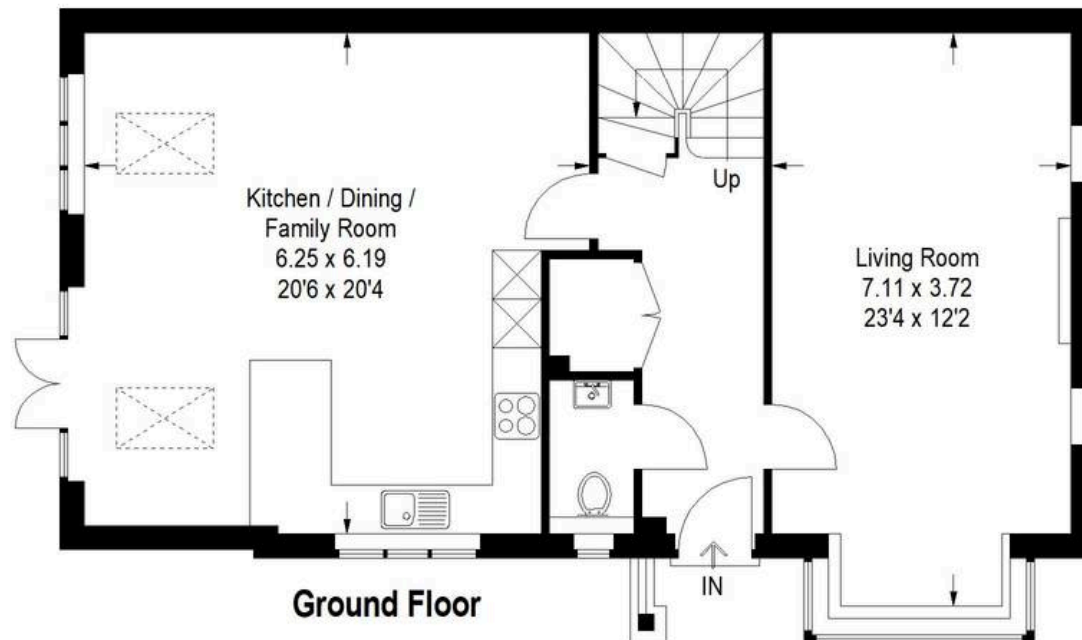


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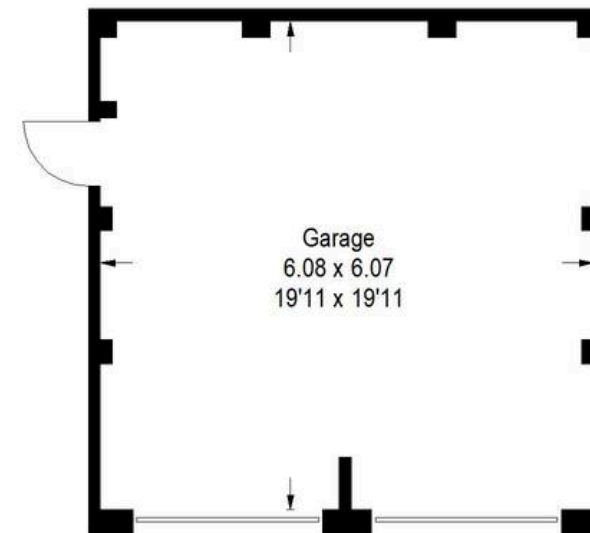
Approximate Gross Internal Area :
House = 139.3 sq m / 1500 sq ft
Garage = 36.9 sq m / 397 sq ft
Total = 176.2 sq m / 1897 sq ft



First Floor



Ground Floor



(Not in position)

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and 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.