



22 Longhurst Avenue, Cranleigh
£965,000



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ESTATE AGENT
Est. 1991



22 Longhurst Avenue

Cranleigh

- Bright and airy open plan reception spaces
- Beautifully presented detached home
- Wide corner plot position
- Double garage and driveway parking
- Landscaped garden
- Four bedrooms
- Three bathrooms

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



22 Longhurst Avenue

Cranleigh, Cranleigh

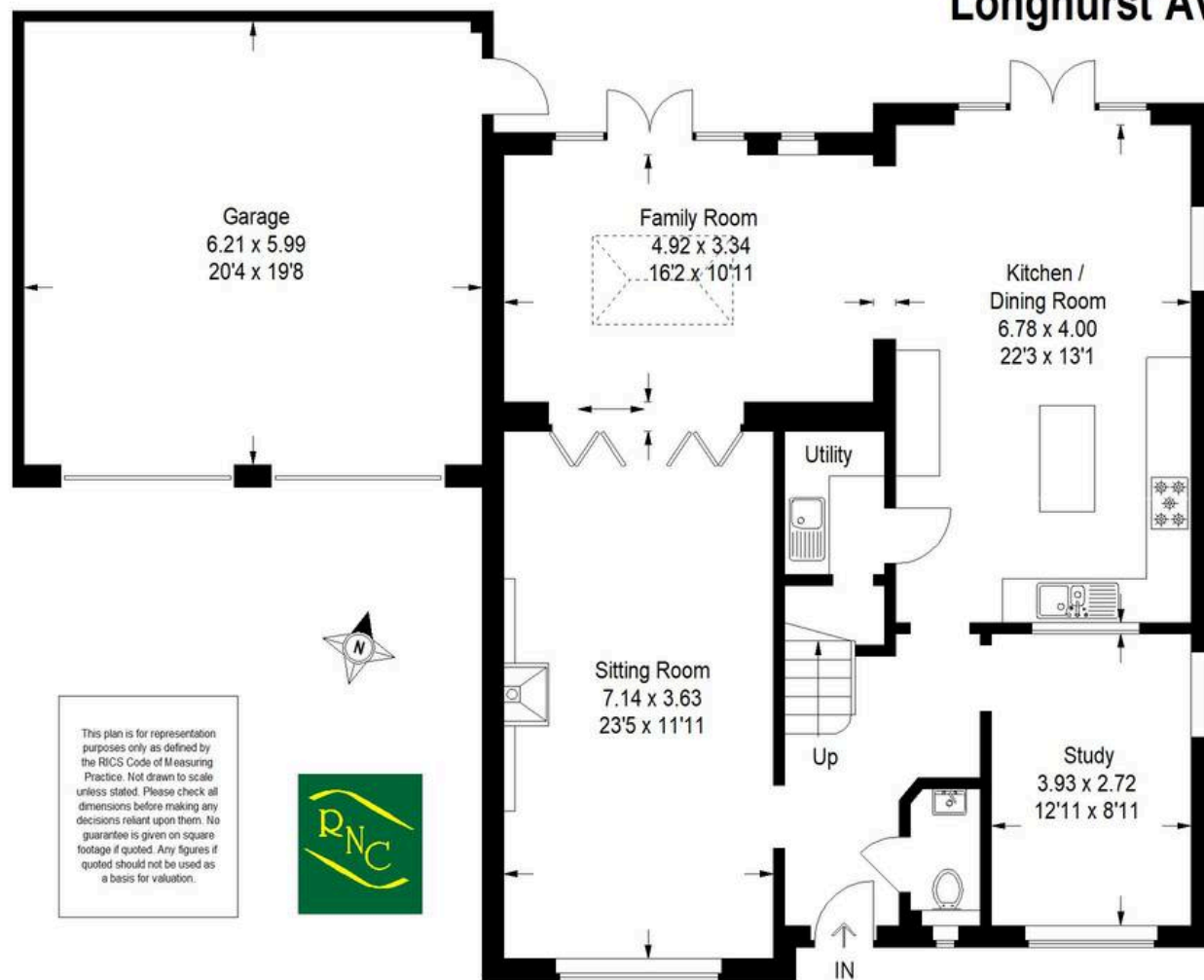
This beautifully presented four-bedroom detached home, built by Crest Nicholson in 2018, has been thoughtfully extended and meticulously maintained, offering a superb arrangement of spacious and versatile accommodation. Upon entry, a welcoming reception hall leads to a cloakroom, a comfortable sitting room with an attractive gas-fired log burner set on a hearth, and a quiet study space. The heart of the home is the well-appointed open-plan kitchen/dining room featuring a central island unit, which flows seamlessly into the newly extended family room—a bright and inviting space overlooking the garden, enhanced by a lantern roof and double doors to the patio. Upstairs, the first floor hosts four generous bedrooms, including a principal bedroom with en-suite bathroom, a guest room with its own en-suite shower room, and a contemporary family bathroom. Stylish window shutters are fitted throughout, with motorised blinds in the kitchen and family areas. Outside, the landscaped gardens offer neatly kept lawns, vibrant flower and shrub borders, and expansive patios perfect for alfresco dining with tranquil water feature. Enclosed mainly by brick walling for privacy, and positioned at the end of the row with no immediate neighbour to one side and open green space adjacent, the setting is both peaceful and private. A viewing is strongly recommended to fully appreciate the quality and elegance of this exceptional home.

- Bright and airy open plan reception spaces
- Beautifully presented detached home



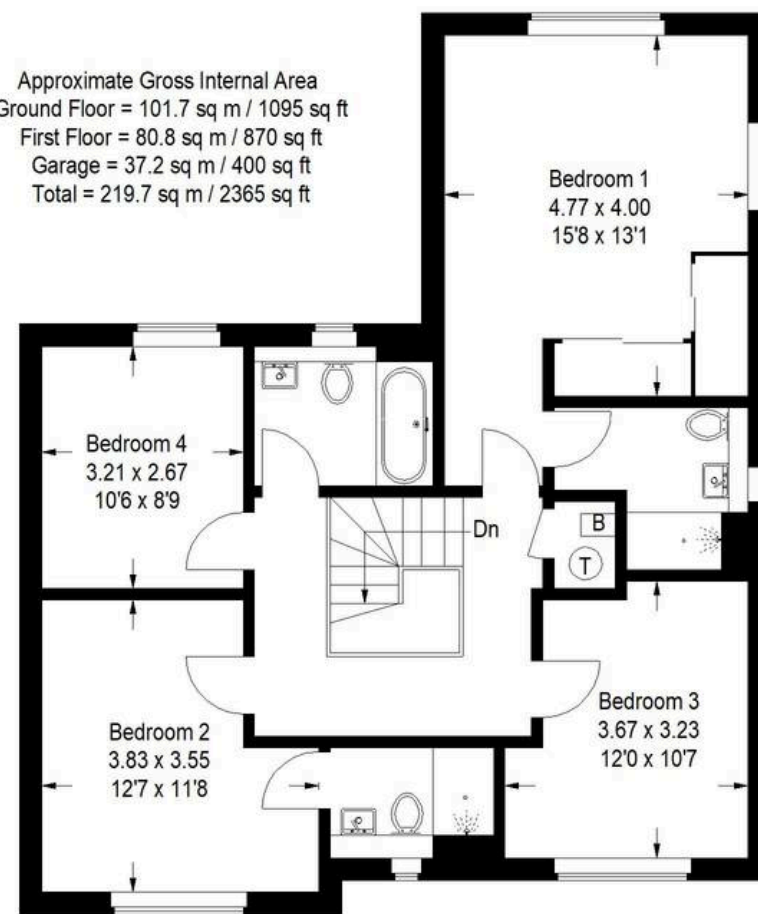


Longhurst Avenue, Cranleigh



Ground Floor

Approximate Gross Internal Area
Ground Floor = 101.7 sq m / 1095 sq ft
First Floor = 80.8 sq m / 870 sq ft
Garage = 37.2 sq m / 400 sq ft
Total = 219.7 sq m / 2365 sq ft



First Floor





Roger Coupe Estate Agent

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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.