



SYCAMORE ROAD CRANLEIGH GU6
£3,500 PER MONTH AVAILABLE 29/07/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Sycamore Road Cranleigh GU6

£3,500 Per Month
Unfurnished

 **4 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- Detached, - Four bedrooms, - Two bathrooms, - Garage, - Garden, - Parking, - Council Tax Band F

Council Tax

Council Tax Band F

Hamptons

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{ A FOUR DOUBLE BEDROOM, DETACHED FAMILY HOME IN CRANLEIGH.

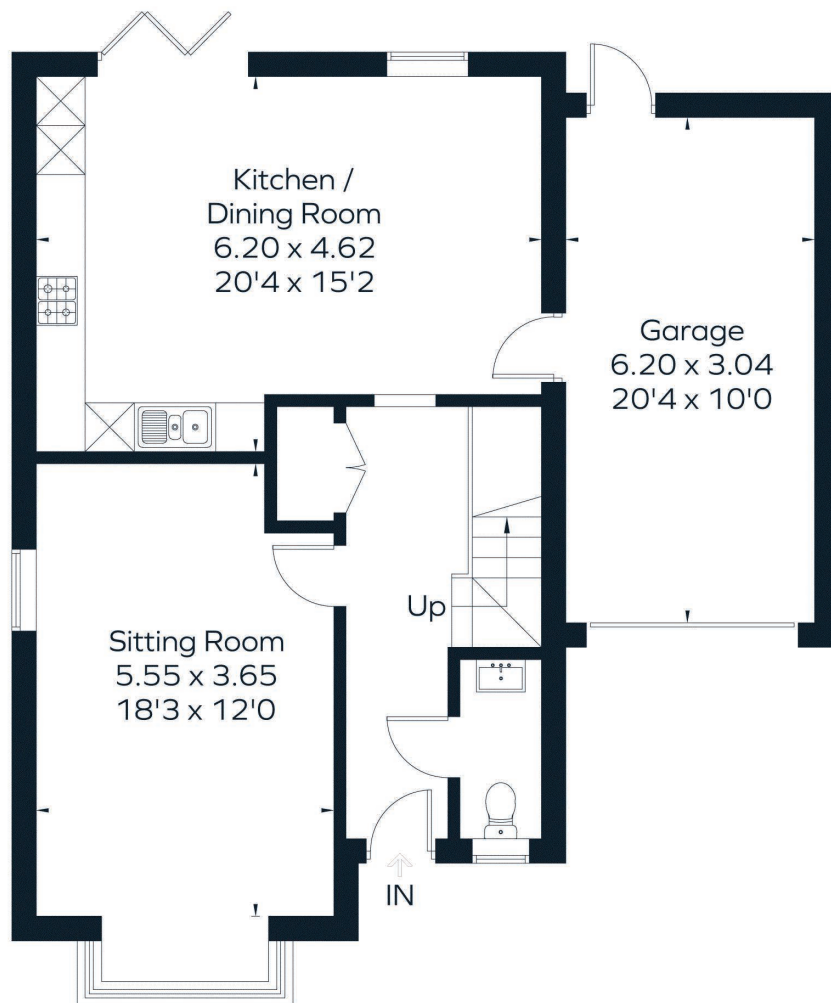
The Property

This spacious family home is excellently presented. A large entrance hallway leads to the downstairs accommodation. The living room is a generous size and benefits from a bay window, the kitchen/breakfast room is fitted with modern appliances benefitting from space for a dining table and further seating as well as doors opening out to the rear garden ideal for alfresco entertaining. On the first floor there are four double bedrooms. The main bedroom has fitted wardrobes and leads through to a high specification modern ensuite. The rear garden is mostly laid to lawn with a paved patio area as well as a further paved area with a pergola to enjoy the evening sun. To the front, there is off-street parking and a single garage.

Location

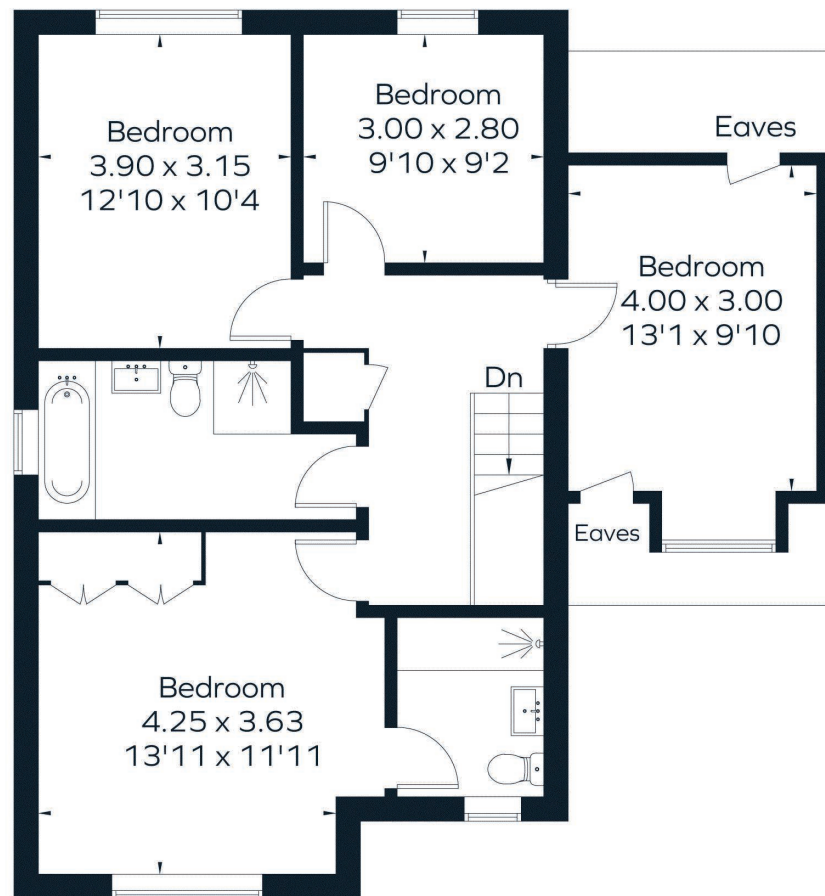
Cranleigh is a vibrant village and yet with countryside right on the doorstep, providing beautiful walking, riding a cycling. The village has a wide range of good schools for all age groups, a variety of shops, supermarkets and leisure and arts centres and Cranleigh School is 1.8 miles away. Under 10 miles to Guildford, Godalming and Horsham, all having a wide range of shopping, social, educational and recreational facilities. There are rail links to Waterloo, in both Guildford and Godalming. The A3 at Guildford provides links to the M25 and Heathrow and Gatwick Airports.





Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 301965



First Floor

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		92
	B	85	
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

