



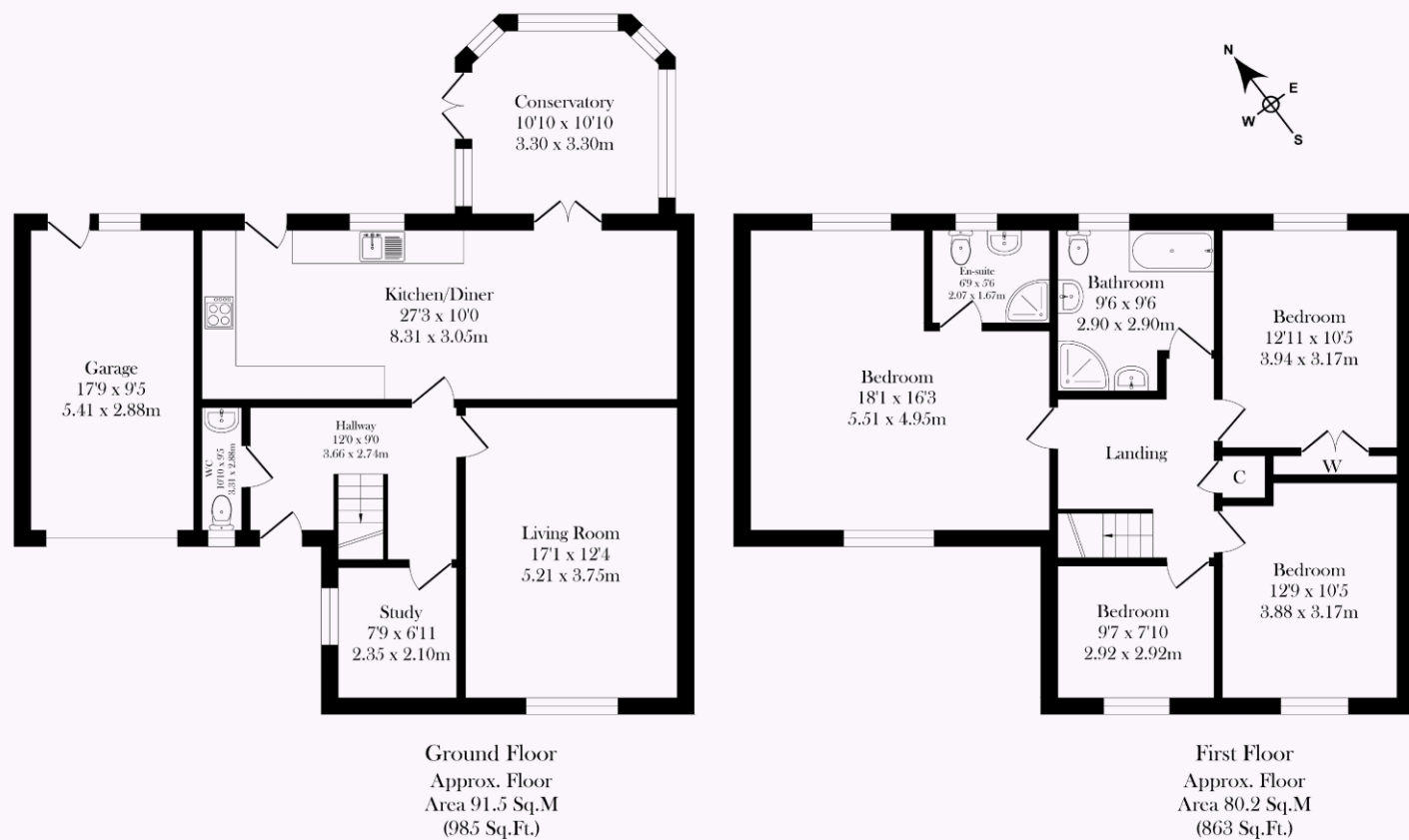
TRACY PHILLIPS

Estates

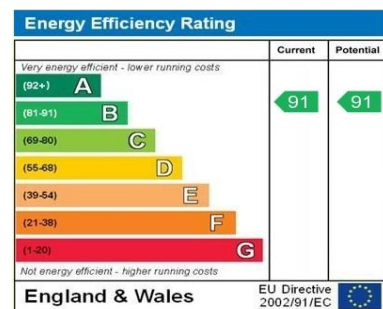


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Asking Price £430,000

Cranleigh, Standish



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Graced with an abundance of living space and beautiful attention to detail, this impressive property stands proudly in this highly regarded, residential location and provides a wealth of family accommodation, and stylish flair. The home is enhanced throughout by a variety of quality touches and offers accommodation covering over 1800 sq. ft with highlights including a large reception hallway, cloaks/wc, spacious lounge, study, open plan dining kitchen, conservatory, four bedrooms including a stunning master suite, and a family bathroom. Externally the property provides ample parking, and secure gardens to the rear.

Never has the cliché ‘internal inspection is a must’ been more apt, as only by viewing can you appreciate the inviting appeal and perfect comforts that define this lovely home. Displaying beautiful contemporary and quality fittings, floorings, fireplaces and other exquisitely finished details throughout the interior, the large welcoming reception hallway establishes a fine introduction, including an Oak and stainless-steel contemporary staircase and gives way to the rest of the home’s ground floor living areas, with the beautiful main lounge set to the front of the home, complete with a modern glass fireplace. The handy study is dedicated to a perfect home office and completed with wood flooring. The kitchen is a chef’s delight with a comprehensive array of sleek wall and base units in a modern high gloss finish. Boasting a host of top-of-the-line appliances including double ovens, dishwasher, induction hob with extractor hood, integrated fridge/freezer and granite work surfaces. The quality feel is completed with tiled flooring. French doors from the kitchen open into the beautiful conservatory, enjoying the full view of the garden. The cloaks/w.c completes the ground floor.

The home’s generous proportions are mirrored on the first floor with four excellent bedrooms. The lovely master suite features a range of built-in wardrobes whilst the en-suite, which comprises a beautiful and spacious suite finished in white with a vanity wash hand basin, low flush wc and a glass panelled walk-in shower unit. The stylish look is finished off with tiling to the walls. The second and third bedrooms are perfect double rooms and are situated to the front and rear of the property respectively. The fourth bedroom is situated to the front of the home. The bedrooms are serviced by a beautiful main bathroom, which is finished with a beautiful suite and comprising a corner shower, panelled bath, vanity style wash hand basin and w.c.

Externally, there are well thought out and stylishly designed gardens to the rear, an integral single garage with roller shutter door, an electric vehicle charging point and ample parking. The immaculate rear garden benefits from a flagged patio and terraced patio area which is just wonderful for outdoor entertaining, and the garden areas have stylish sitting areas and immaculate lawns. This property also benefits from solar panels.

The property is located in the highly desirable ‘Cranleigh’ area which in general is noted for its varying types and styles of prestige homes. The property rests in a convenient location with easy access into Standish town centre, with its wonderful shopping and other amenities. There are a number of highly regarded local schools and the property is within easy reach of the railway and motorway networks making it ideal for the commuter and this lovely home can also be offered with no onward chain. Viewings are now welcomed.





