



Clappers Meadow
Cranleigh, Surrey GU6 8HJ
Guide price £395,000



Surrey Estates are delighted to offer to the market this generous four bedroom, semi detached family home nestled in the village of Alfold.

The property is set back from the road with a large garage and ample additional car parking.

The downstairs comprises of a spacious living room, boasting an open fire and a conservatory attached at the rear with additional access to the rear garden.

The large kitchen/diner offers solid oak kitchen units, gas range with electric oven and patio doors to the rear garden. The kitchen/diner boasts a beautiful new tiled stone floor. The property has a large second living room connected to the kitchen/diner via double doors.

Moving upstairs, the property offers three large double bedrooms and a good size single room. There is additional storage on the landing.

The family bathroom has been converted to an exceptionally large wet room.

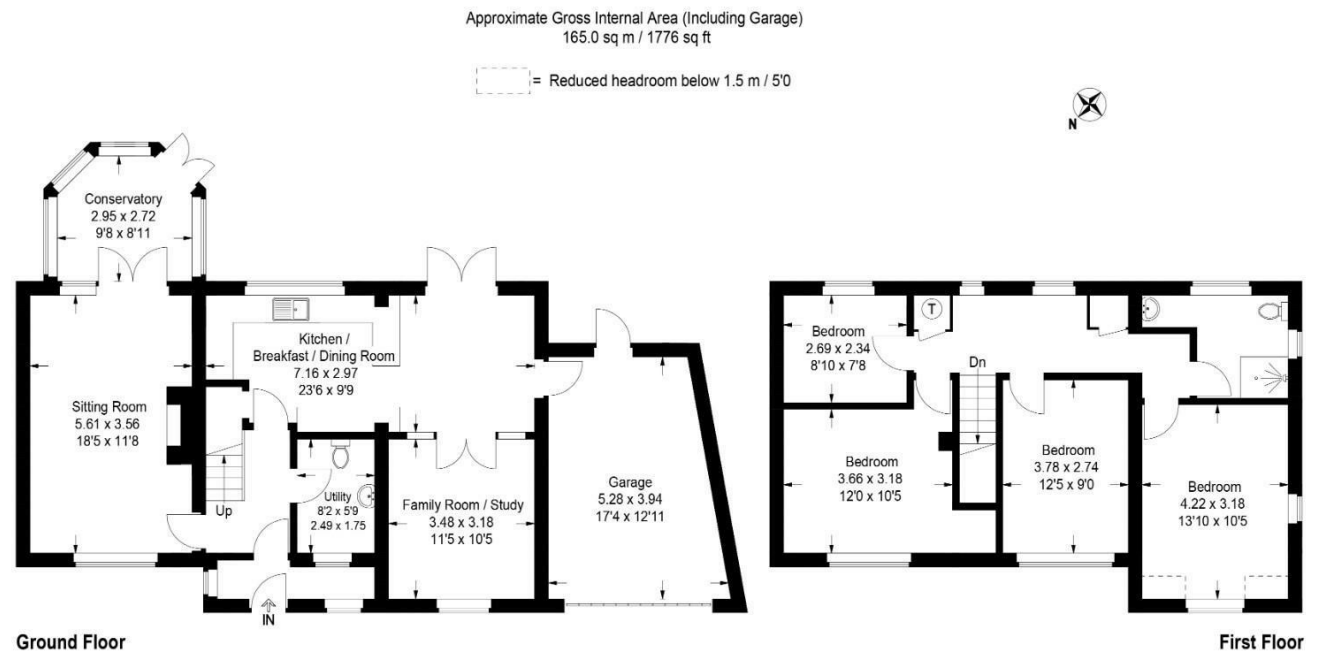
The loft space is expansive and is an option to convert to further accommodation (STPP).

The garage could also be an option to extend above (STPP).

The rear garden offers ample space for entertaining and benefits from the sun all day.

Further benefits include: oil central heating, double glazing throughout and good access to Guildford, Horsham and the coast.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID635515)
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	74
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
56	66
England & Wales	
EU Directive 2002/91/EC	

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

