



**£1,795 pcm**

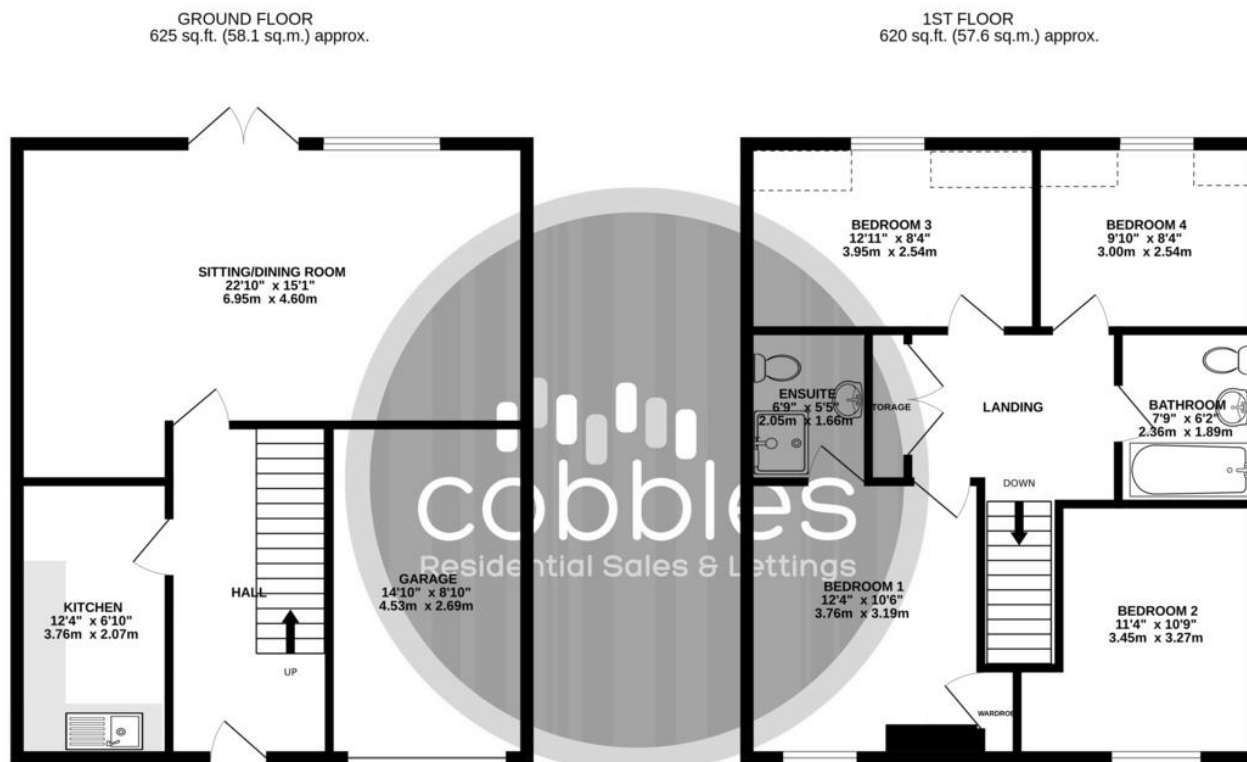
## **Mapledrakes Road | Cranleigh**

Cobbles are delighted to welcome to the market this fantastic four-bedroom semi-detached home, situated on the ever-popular Mapledrakes Road.

As you enter, you're greeted by a generous lounge/diner that really is the heart of the home – perfect for both cosy nights in and entertaining friends and family. The space flows beautifully and benefits from plenty of natural light, making it feel bright and welcoming throughout.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1245 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Four Bedrooms
- Private Garden
- Council Tax Band - E
- Off Road Parking
- Large Lounge/ Diner
- EPC Rating - D