CHRISTIAN REID
ESTATE AGENTS







11 St. James's Place, Cranleigh - GU6 8RP

£1,750 pcm Freehold

Charming two bedroom semi detached period home just off the High Street. Recently redecorated, two reception rooms, both bedrooms with ensuites, permit parking, close to local amenities.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

This charming two bedroom semi detached period property is ideally situated just off the High Street, offering both character and convenience in a sought-after location. Recently redecorated throughout, the interior presents a fresh and inviting atmosphere, perfectly complementing the home's original features. The accommodation is thoughtfully arranged, with two spacious reception rooms providing flexible living and entertaining spaces that can be adapted to suit a variety of lifestyles. Both bedrooms benefit from their own ensuite facilities, ensuring privacy and comfort for residents and guests alike. The property's layout is well suited to professionals, couples or small families, and offers scope for personalisation to create a truly individual home. Practical features include on street permit parking, enhancing day-to-day convenience for residents. With its blend of period charm, modern updates and enviable location close to local amenities, this property represents an excellent opportunity for tenants seeking a distinctive home in a vibrant community.







- Charming Period Property Situated just off the High Street
- Two Bedrooms - both Ensuite
- Two Reception Rooms
- Recently Redecorated
- Private Rear Garden
- On Street Permit Parking
- Available November



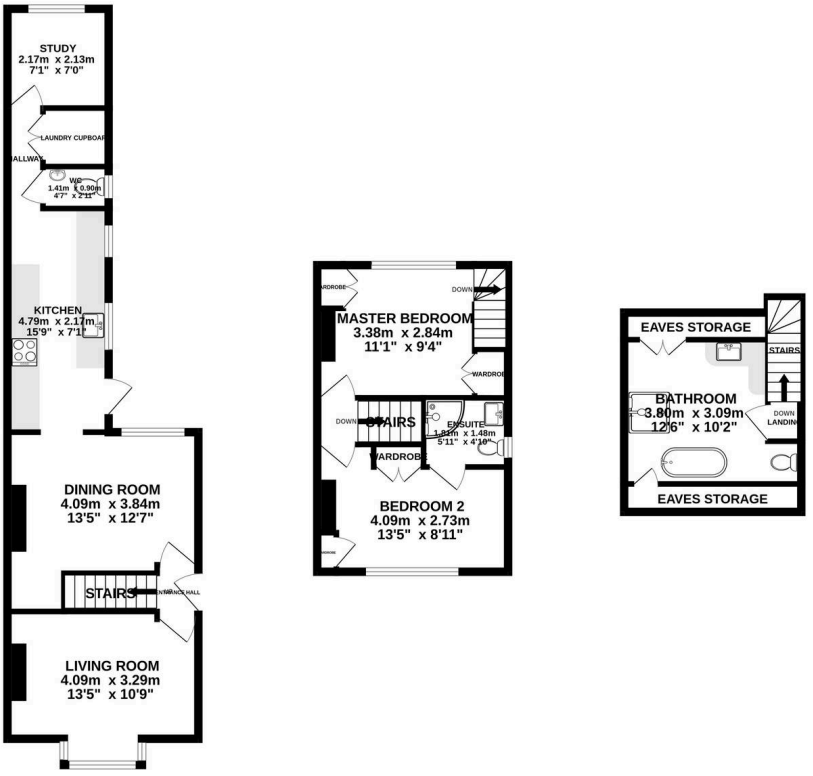




GROUND FLOOR
46.6 sq.m. (502 sq.ft.) approx.

1ST FLOOR
26.1 sq.m. (281 sq.ft.) approx.

2ND FLOOR
16.5 sq.m. (177 sq.ft.) approx.



TOTAL FLOOR AREA : 89.2 sq.m. (960 sq.ft.) 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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