

25 Wyphurst Road, Cranleigh. GU6 7AT

£495,000

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Est.1991









- Detached bungalow
- Stunning garden with views over playing fields
- Three bedrooms
- Sitting room and conservatory.
- Kitchen
- Driveway parking
- No onward chain

A detached three bedroom bungalow situated on a delightful garden plot with open views to the rear over playing fields to the hills beyond. The property is situated within 0.5 of the village centre. The property offers adaptable accommodation with a sitting room, large conservatory, kitchen, main bedroom, dining room/bedroom two, bedroom three and a shower room. The property features double glazed windows, gas fired heating and the sitting room benefits from an air conditioning unit. Outside there is a front garden set behind low brick walling with lawn and flower borders around. Driveway parking and side gate to the rear garden which is super feature of the property being of good size having lawns and shrub borders around all enjoying a west facing rear aspect. The property is offered for sale with no onward chain and we highly recommend an early viewing to appreciate the location.

Council Tax band: D

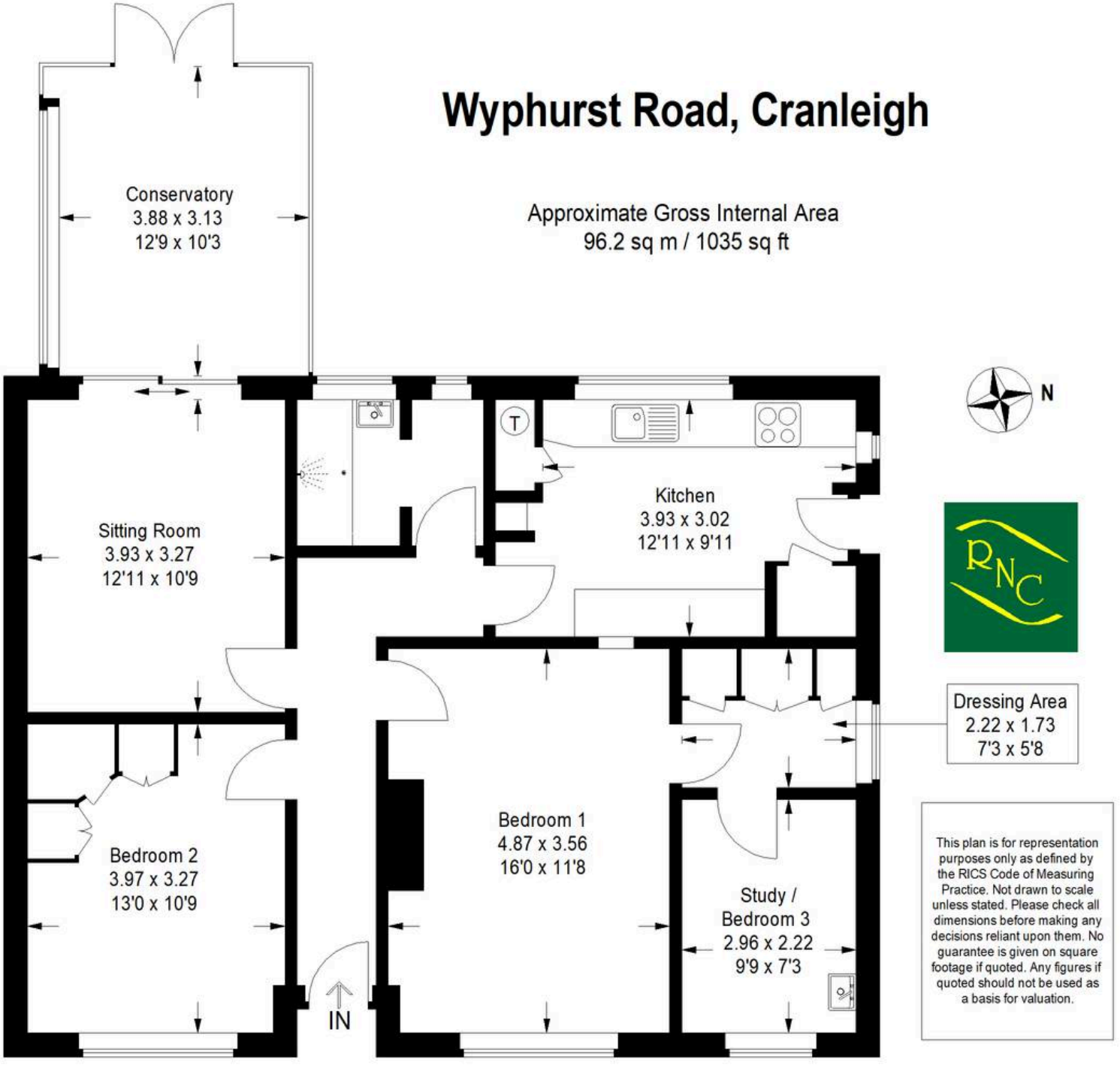
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Wyphurst Road, Cranleigh

Approximate Gross Internal Area
96.2 sq m / 1035 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.