

# 6 VICTORIA ROAD

Cranleigh



**Chantries  
& Pewleys**

ESTATE AGENTS



# AT A GLANCE

Victorian semi-detached house

Located a few hundred yards from Cranleigh High Street

Two separate reception rooms

Stripped floorboards and period fireplaces

Kitchen with direct access to the garden

Ground floor cloakroom

Three bedrooms arranged over two upper floors

Family bathroom

South-facing rear garden

Tenure: Freehold. Council Tax Band: D. EPC:

**Approximate Gross Internal Area 971 sq ft - 90 sq m**

Ground Floor Area 423 sq ft – 39 sq m

First Floor Area 364 sq ft – 34 sq m

Second Floor Area 184 sq ft – 17 sq m



# FROM THE AGENT

"This is a house where the position does a lot of the work. Being just off the High Street changes how you use it day to day – everything is within easy reach, and that's a consistent draw for buyers in this part of Cranleigh."

Gavin Amberton  
Director



# PERIOD PERFECTION

The property is a Victorian semi-detached home, with a traditional façade that reflects the period. Internally, a number of original features have been retained, including fireplaces and stripped timber flooring, which give a clear sense of its age and character.

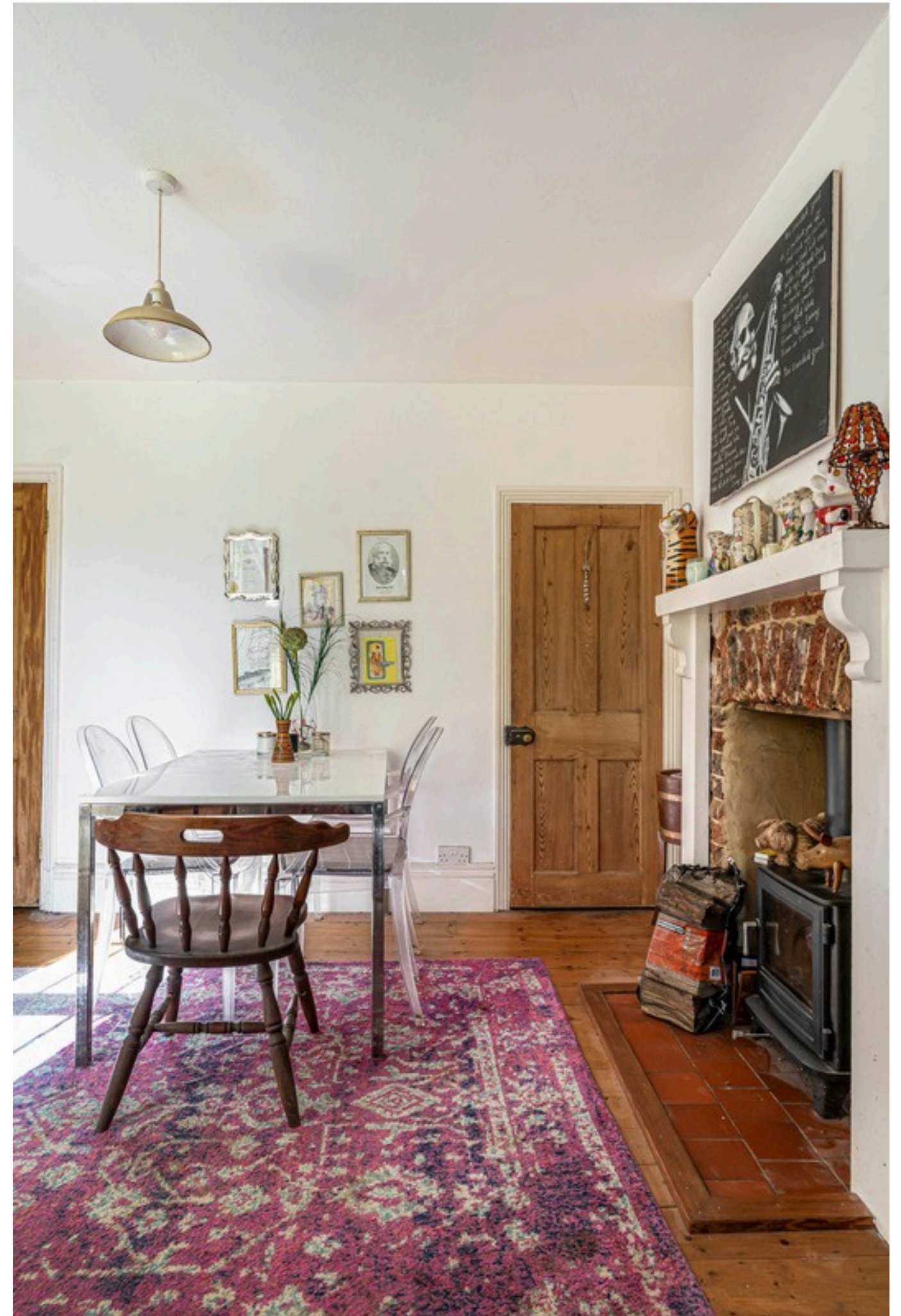
The layout is straightforward and functional. To the front, the sitting room is centred around a fireplace and benefits from a bay window and shutter blinds. To the rear, the dining room connects more directly with the kitchen and garden, making it the space that is most likely used day to day.



# PRACTICAL KITCHEN



The kitchen is arranged as a galley, with work surfaces to either side and a door opening out to the garden. There is a built-in hob, oven and fridge freezer. To the rear, a defined utility area accommodates the washer and dryer with access to a ground floor cloakroom.



# UPPER FLOORS

The first floor provides two bedrooms and the family bathroom. The principal bedroom sits to the front and retains a fireplace. A further bedroom overlooks the rear garden.

The bathroom includes a bath and shower, with natural light from a window. The top floor is arranged as a double bedroom with eaves storage. The separation from the main bedroom level makes it a flexible space, depending on requirements.





The rear garden faces south, which has a noticeable impact on light throughout the day. Immediately outside the kitchen is a paved terrace, with the remainder laid to lawn and enclosed by brick and fencing. The space is private and manageable, with scope for further landscaping if desired.

This home boasts an enviable position in the heart of the community, with a short stroll providing access to a vibrant selection of local shops, restaurants and other amenities as well as a good selection of primary and secondary schools.





 Chantries & Pewleys

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