



**Guide Price**  
**£400,000**

**Freehold**

3x  1x  1x 

**Charts Close, Cranleigh,  
Surrey, GU6**

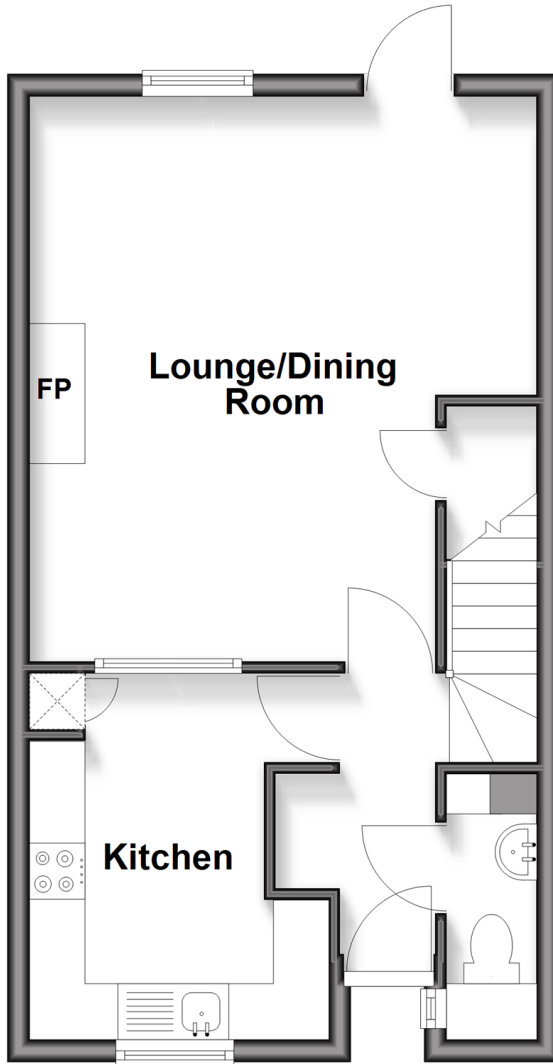
**OVER 60?**

Secure this property  
for up to **59% less!**

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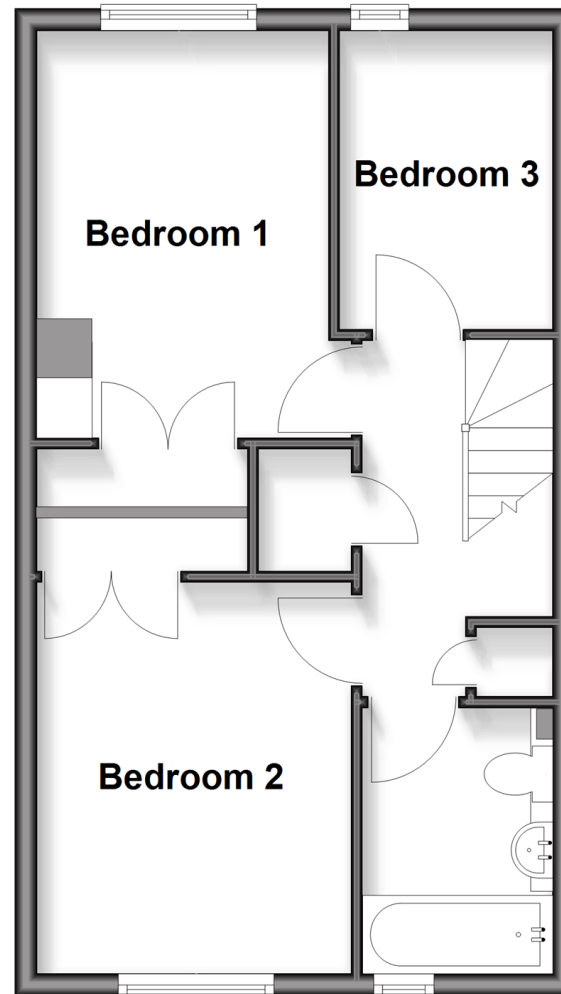
## Ground Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



## First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Dining Room: 16'4 x 14'9 (4.98m x 4.50m)

Kitchen: 10'4 x 8'7 (3.15m x 2.62m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 12'1 x 8'5 (3.69m x 2.57m)

Bedroom 2: 11'5 x 9'2 (3.48m x 2.80m)

Bedroom 3: 8'7 x 6'1 (2.62m x 1.86m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Garage



## Main features

- A lovely light and bright 3 bedroom terraced house
- Private rear garden
- Walking distance to Cranleigh High Street & amenities
- Off road parking and garage en-bloc
- Offered with no onward chain



### Nearest Schools

Primary Schools: St Cuthbert Mayne h 0.4 miles, Cranleigh C of E 0.7 miles, Park Mead 1.0 miles

Secondary Schools: Glebelands School 0.7 miles, Cranleigh School (private) 1.3 miles



### Transport Information

Train Stations: Shalford 7.3 miles, Gomshall 9.7 miles, Guildford 10 miles.

Busses from Cranleigh go to Guildford and Horsham daily



### Address

Charts Close, Cranleigh, Surrey, GU6



### Directions

For directions to this property please contact us.



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Call Cranleigh Branch 01483 271567 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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