



24 Coatham Place, Cranleigh  
£285,000



**ROGER COUPE**  
*your local property experts*

ESTATE AGENT  
Est. 1991





## 24 Coatham Place, Cranleigh

- Mid terrace home
- Spacious sitting room plus conservatory
- Two double bedrooms
- Good sized south facing garden
- Garage in separate block

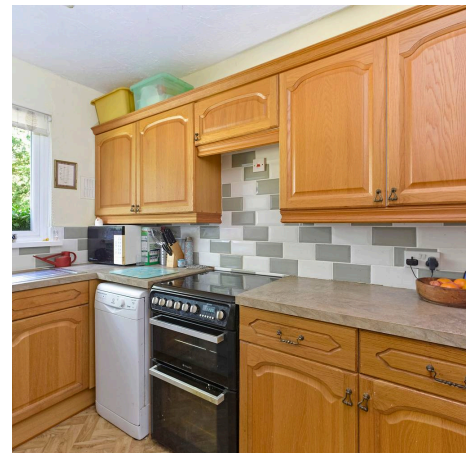
A bright and airy two bedroom terraced home situated around a grassed square enjoying a southerly rear aspect. The accommodation is arranged over two floors with entrance hall, lounge/dining room and opening to a conservatory, a fitted kitchen on the ground floor and two double bedrooms and a bathroom on the first floor. The property has double glazed windows and gas fired warm air heating. Outside, there is a good sized garden with patio area stepping onto lawns with a vegetable and soft fruit area at the foot of the garden. There is a single garage in a separate block. These two bedroom properties offer spacious accommodation and we would highly recommend a visit to fully appreciate the space on offer.

Council Tax band: C,

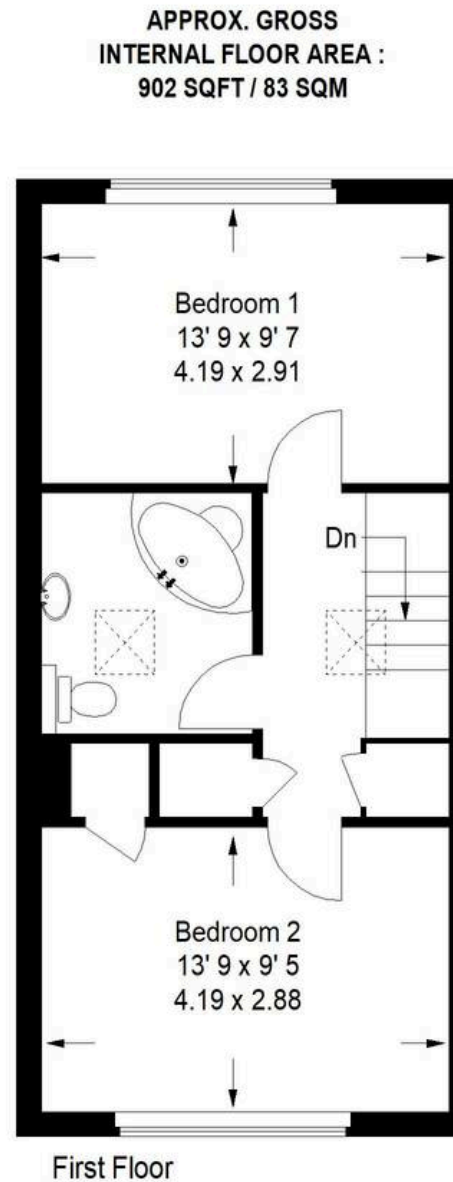
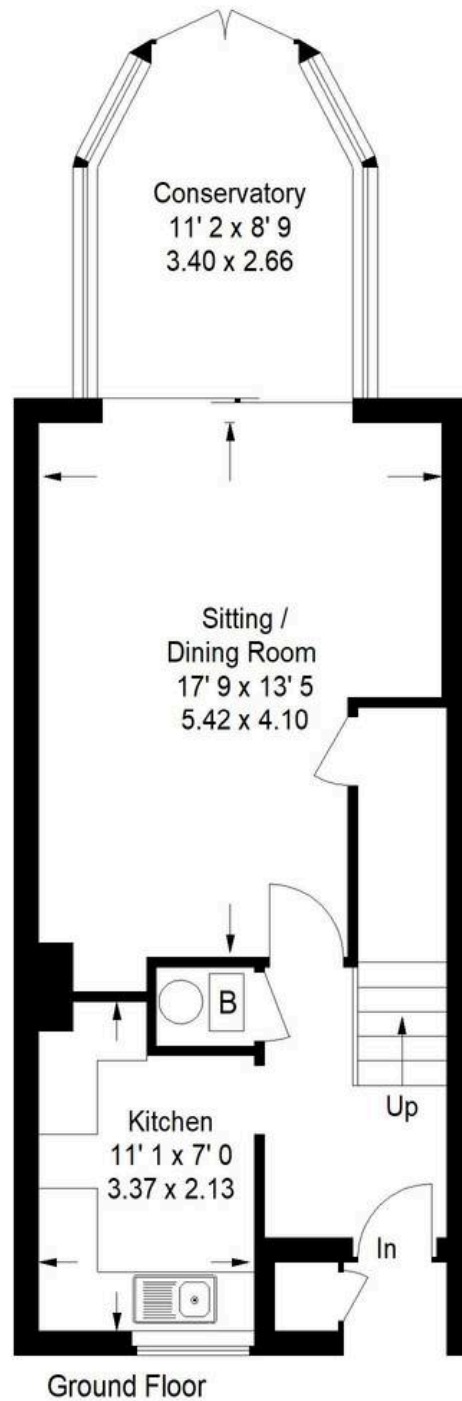
Tenure: Leasehold 947yrs remaining.

EPC Energy Efficiency Rating: D

Service Charge: £367.20 pa



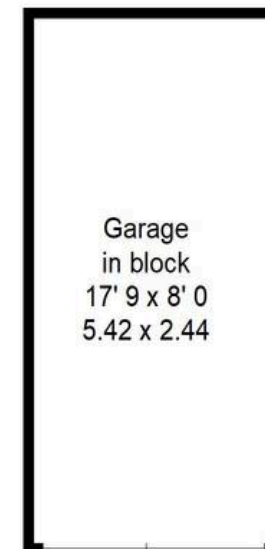
# Coatham Place, Cranleigh



APPROX. GROSS  
INTERNAL FLOOR AREA :  
902 SQFT / 83 SQM



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.