



Guide Price
£425,000

Freehold

3x  1x  2x 

**Ryde Lands, Cranleigh,
Surrey, GU6**

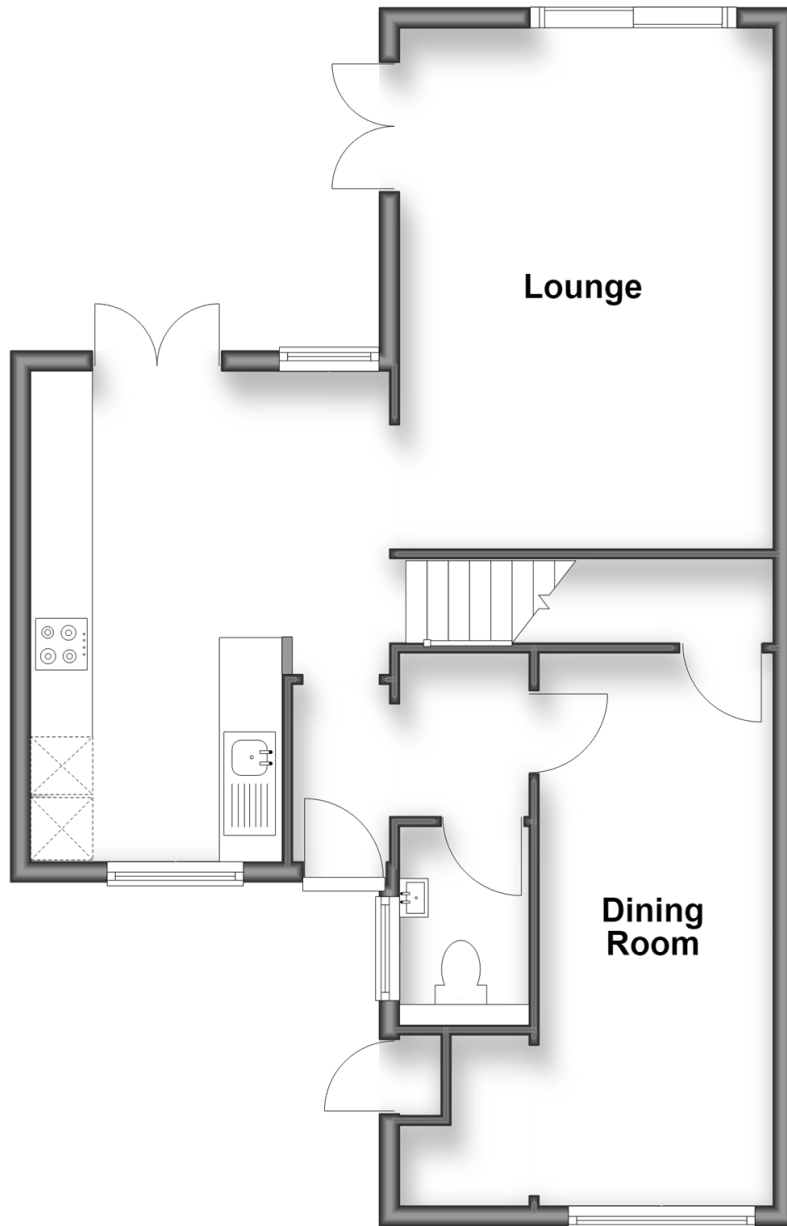
OVER 60?

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

cubitt & west
Helping you move forwards

Ground Floor

Approx. 59.0 sq. metres (635.6 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Kitchen: 15'5 x 8'0 (4.70m x 2.44m)

Lounge: 16'6 x 11'10 (5.03m x 3.61m)

Dining Room: 17'5 x 7'11 (5.31m x 2.41m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 11'11 x 11'0 (3.63m x 3.36m)

Bedroom 2: 11'9 x 9'10 (3.58m x 3.00m)

Bedroom 3: 8'7 x 7'9 (2.62m x 2.36m)

Bathroom

OUTSIDE

Driveway

Front Garden

Rear Garden



Main features

- Semi detached house with three good sized bedrooms
- Recently renovated
- Set on a corner plot with larger rear garden
- Off road parking
- Within easy reach of local schools and Cranleigh High Street
- No onward chain



Nearest Schools

Primary Schools: Park Mead 0.5 miles, St Cuthbert Mayne 0.7 miles, Cranleigh C of E 1.3 miles

Secondary Schools: Glebelands School 1.2 miles, Cranleigh School (private) 1.6 miles



Transport Information

Train Stations: Gomshall 6.7 miles, Shalford 7.6 miles, Ockley 8.0 miles, Guildford 9.5 miles.



Address

Ryde Lands, Cranleigh, Surrey, GU6



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Cranleigh Branch 01483 271567 ■ cubittandwest.co.uk



- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property



203005IK/20260725/ JE/KAB