

34 KEY DRIVE

Cranleigh



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

Nearly new semi-detached home

Two double bedrooms

Open plan kitchen, dining and living space

Doors opening directly onto the garden

Modern fitted kitchen with integrated appliances

Ground floor cloakroom

Contemporary bathroom

South facing rear garden with patio and lawn

Off-road parking

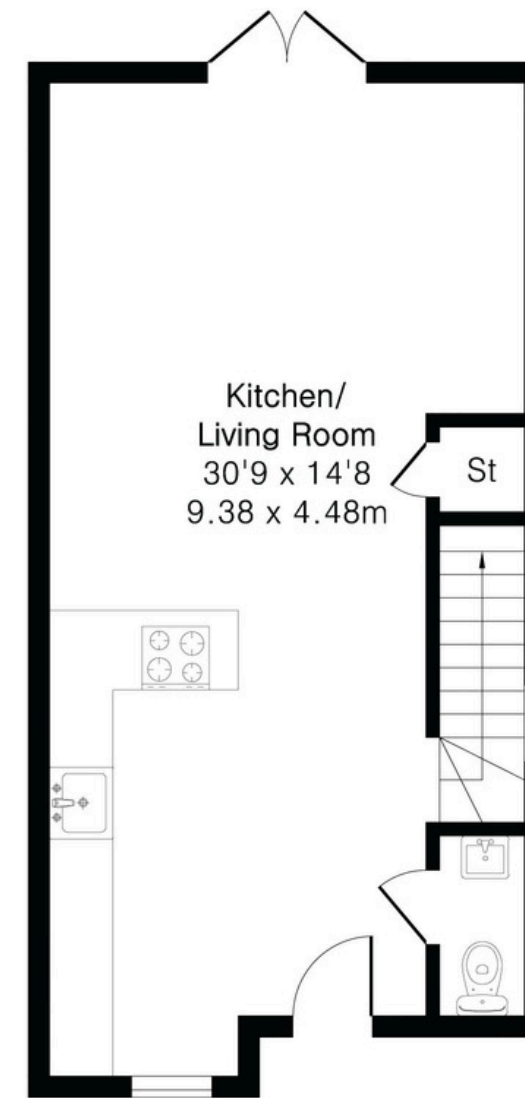
Close to Knowle Park and village amenities

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

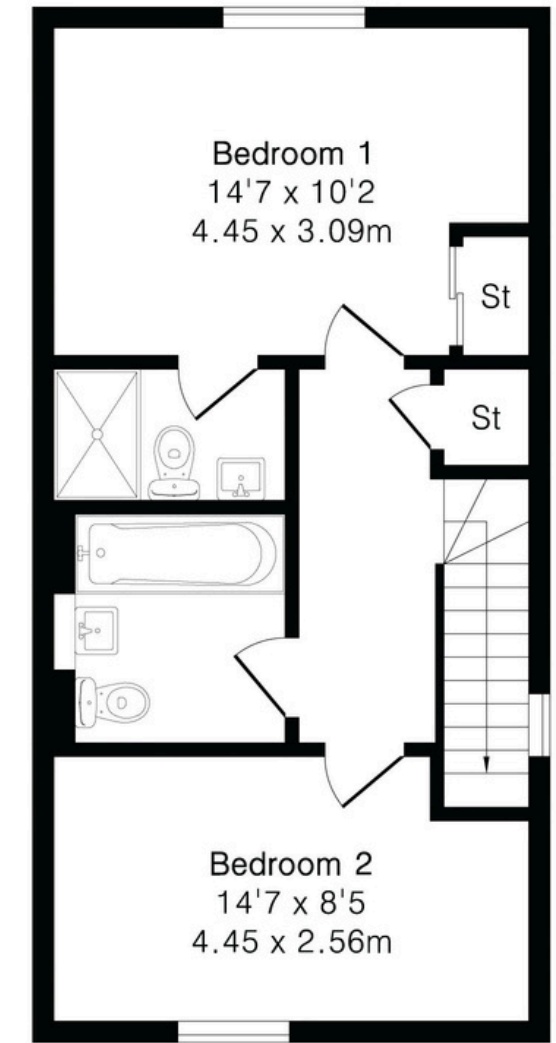
Approximate Gross Internal Area 888 sq ft - 82 sq m

Ground Floor Area 436 sq ft – 40 sq m

First Floor Area 452 sq ft – 42 sq m



Ground Floor



First Floor

FROM THE AGENT

"What stands out here is how the ground floor has been designed as one continuous space. The kitchen sits to the front, clean-lined and practical, before opening into a defined dining and living area at the rear. Full-width doors draw light in and connect directly to the garden, which makes the whole space feel outward-looking and easy to use day to day."

Gavin Amberton
Director



OPEN-PLAN LIVING

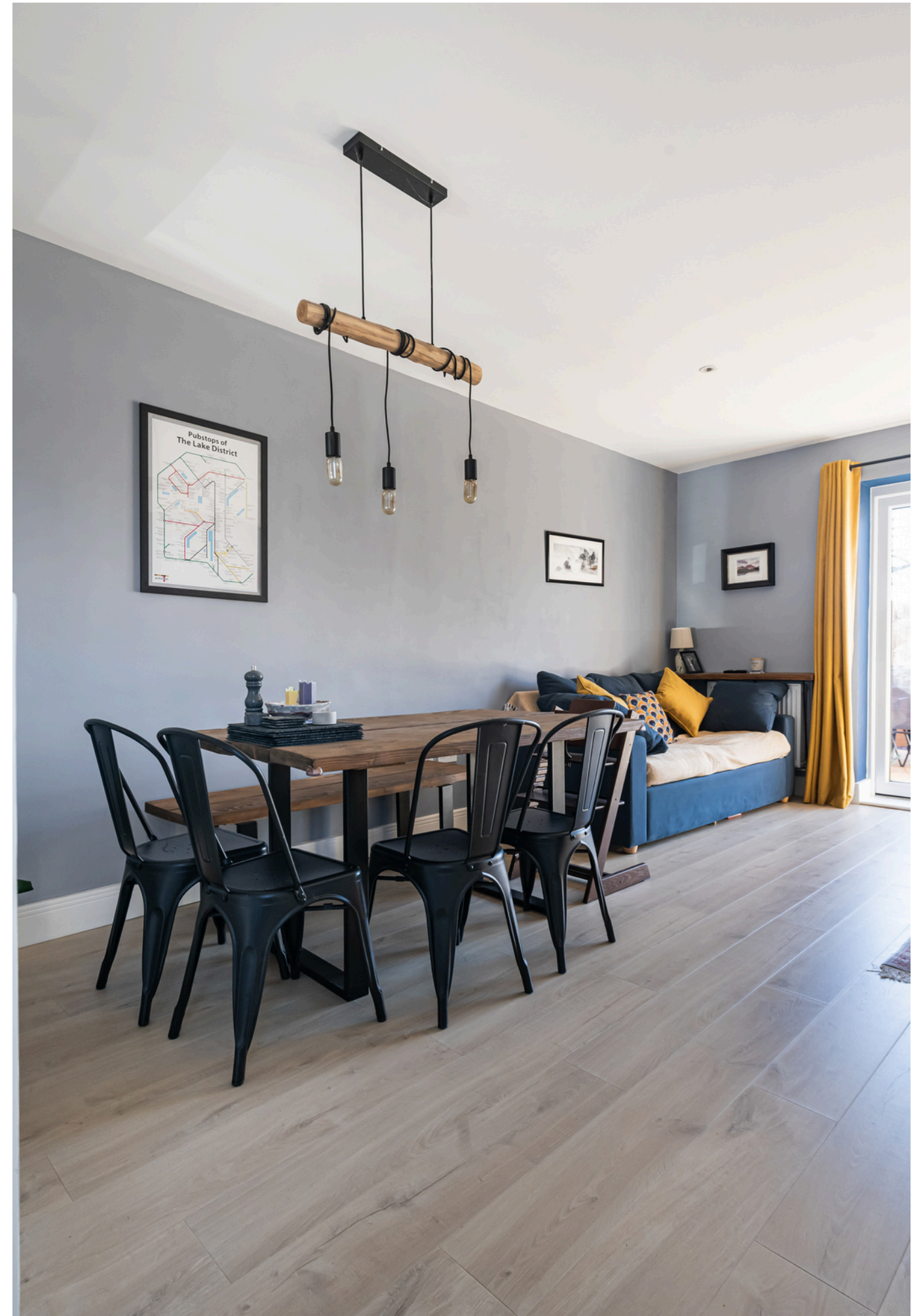
The front door opens into a superb full-width kitchen, dining and living area. The kitchen is positioned at the front, fitted with a range of modern units and integrated appliances, with worktop space arranged to be both practical and social.





Moving through, the dining and seating areas are clearly defined but remain connected. This layout allows for everyday living as well as hosting, without the space feeling broken up. At the rear, glazed doors open directly onto the garden, bringing in natural light and creating an easy link between inside and out.

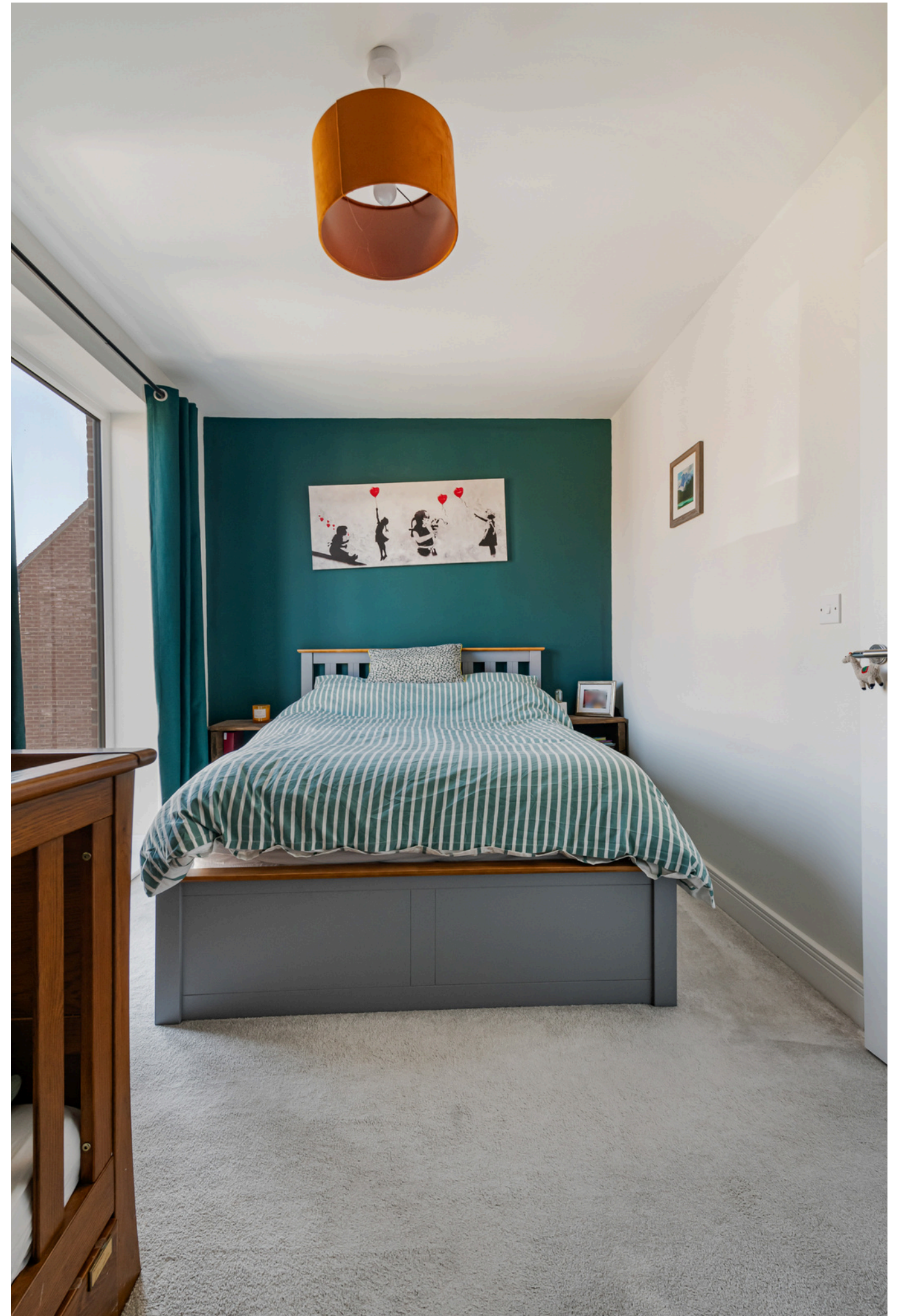
There is also a downstairs W.C. and useful storage on the ground floor.



FIRST FLOOR



Upstairs, the layout is straightforward and works well. The main bedroom sits to one side and includes an en-suite shower room. The second bedroom is another double, with space for storage as well as furniture.





THE GARDEN



The South facing rear garden has been set out to be immediately usable. A patio area sits closest to the house, with the remainder laid to lawn. Fencing on all sides provides enclosure, making it suitable for both day-to-day use and time outside in better weather. Parking is provided off-road to the rear.

Knowle Park is within close reach, offering green space, walking routes and a more open feel to the surroundings. Cranleigh High Street is also accessible, with a range of independent shops, cafés and everyday amenities. The position works well for those wanting a balance between village life and access to outdoor space.





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