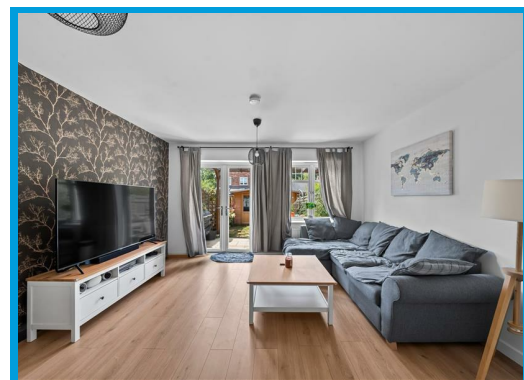
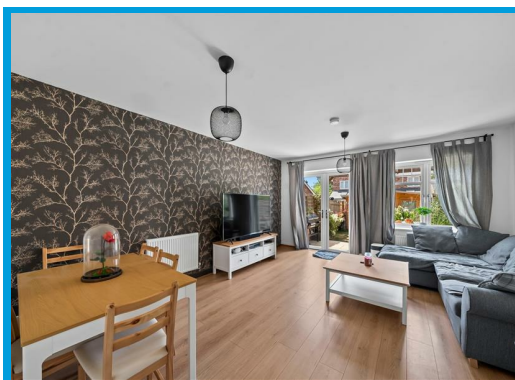
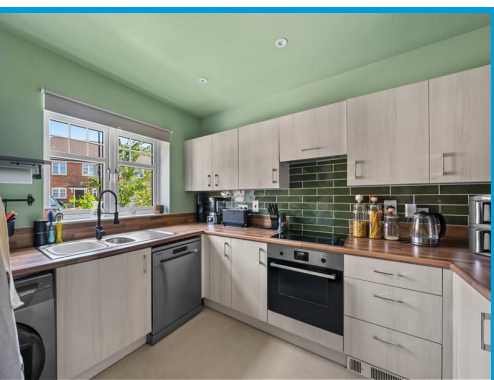




Baxter Lane, Cranleigh, GU6 8SR

Asking Price £415,000

A beautifully presented two-bedroom semi-detached home offering modern, move-in-ready accommodation with a recently upgraded bathroom, private rear garden and two allocated parking spaces. Ideally suited to first-time buyers, young families or downsizers, the property also benefits from the remainder of its new-build warranty.



Description

Presented in excellent condition throughout, this stylish semi-detached home combines modern design, making it an ideal choice for first-time buyers, young families or those looking to downsize.

Occupying a sought-after position on Baxter Lane, the home has been recently redecorated, allowing its next owners to move straight in with nothing to do. For buyers who would prefer a neutral colour scheme, the current owners are happy to repaint any feature walls back to white before completion.

The accommodation begins with a welcoming entrance leading to a generous lounge/dining room, providing a versatile space for everyday living and entertaining. The separate kitchen is well equipped, and to make your move even easier, all integrated white goods are included within the sale. A practical downstairs cloakroom completes the ground floor.

Upstairs are two well-proportioned double bedrooms, both filled with natural light, with the added benefit of a large wardrobe that will remain at the property for immediate storage. The family bathroom has been recently transformed with a high-quality suite and upgraded shower system, installed in late 2025, featuring contemporary tiling and stylish glass screens for a luxurious finish.

Outside, the enclosed rear garden offers a private space to relax and enjoy. A summer house provides excellent additional storage or could be used as a hobby room or home office. Should a larger garden area be preferred, the sellers are happy to remove the summer house before completion.

To the front, the property benefits from two allocated parking spaces directly outside the house, providing everyday convenience. The home also continues to benefit from the remainder of its new-build warranty, offering added confidence and peace of mind for the new owner.

Additional Information:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

