



Guide Price
£450,000

Freehold

3x  2x  2x 

**New Park Road,
Cranleigh, Surrey, GU6**

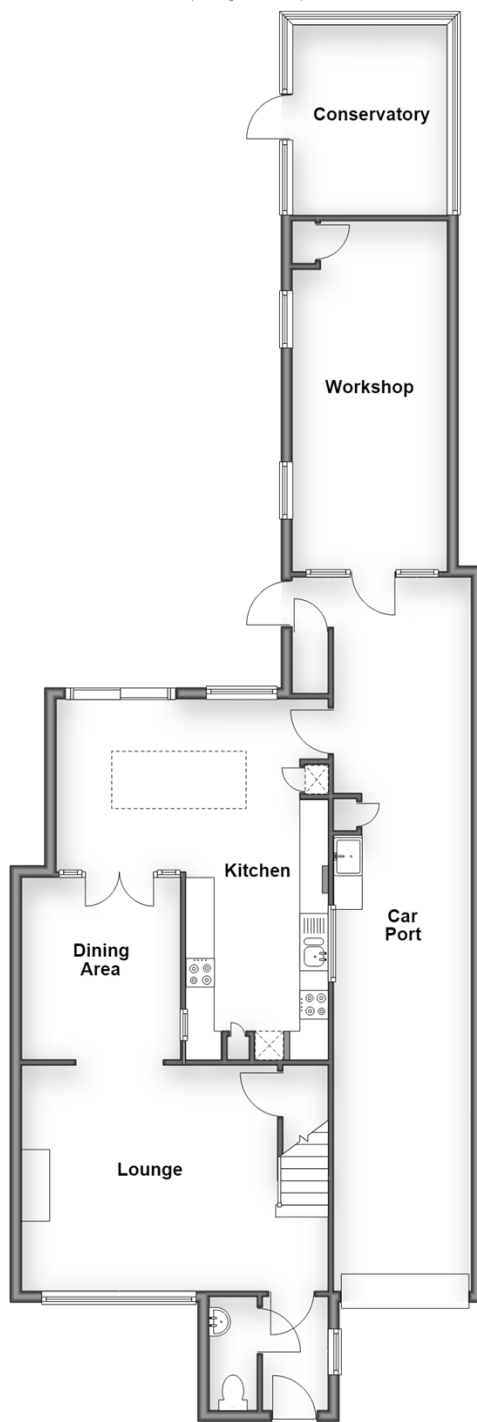
OVER 60?

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

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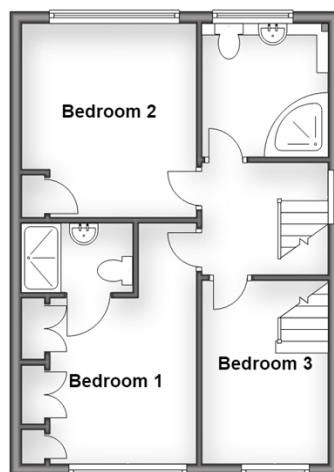
Ground Floor

Approx. 110.6 sq. metres (1190.2 sq. feet)
(excluding Breakfast Area)



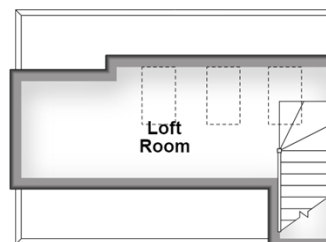
First Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



Second Floor

Approx. 10.9 sq. metres (117.8 sq. feet)
(excluding unnamed room, unnamed room)



Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 16'9 x 12'11 (5.11m x 3.94m)

Dining Area: 10'9 x 8'8 (3.28m x 2.64m)

Kitchen : 21'2 x 16'1 (6.46m x 4.91m)

Workshop: 20'3 x 8'11 (6.18m x 2.72m)

Conservatory: 10'11 x 7'10 (3.33m x 2.39m)

Cloakroom

Car Port: 36'1 x 8'0 (11.01m x 2.44m)

FIRST FLOOR

Landing

Bedroom 1: 12'7 x 10'0 (3.84m x 3.05m)

Bedroom 2: 10'7 x 10'0 (3.23m x 3.05m)

Bedroom 3: 9'5 x 6'9 (2.87m x 2.06m)

Shower Room

SECOND FLOOR

Loft Room: 16'4 x 6'4 (4.98m x 1.93m)

OUTSIDE

Driveway

Front Garden

Rear Garden



Main features

- A great three bedroom semi detached house
- Sought after location, close to local schools and Cranleigh High Street
- Benefits from off road parking and car port
- A convenient downstairs cloakroom, workshop and loft room for additional space



Nearest Schools

Primary Schools: St Cuthbert Mayne 0.7 miles, Park Mead Primary 1.1 miles, Cranleigh C of E Primary 1.1 miles

Secondary Schools: Glebelands School 1.1 miles, Cranleigh School (private) 1.8 miles



Transport Information

Train Stations: Shalford 7.9 miles, Ockley 8.8 miles, Guildford 11 miles.



Address

New Park Road, Cranleigh, Surrey, GU6



Directions

For directions to this property please contact us.



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■ 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



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