



35 Hewitts Road, Cranleigh
£415,000



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ESTATE AGENT
Est. 1991



35 Hewitts Road

**** Chain free sale **** A well presented two bedroom semi detached home built in 2022 on this popular development by Miller Homes, situated within a short, level walk of the village centre. The accommodation is arranged over two floors and is well presented throughout having a sitting room with deep understairs cupboard leading through to the fitted kitchen/breakfast room with double doors to the garden, utility room and ground floor cloakroom. Stairs rise to the first floor landing where there is a large linen cupboard and built in storage cupboard, principal bedroom with ensuite shower room, second double bedroom and a family bathroom. Outside, there is driveway parking for several cars and side access to the rear garden with paved patio stepping onto lawns and there is a very useful home office/studio at the foot of the garden. We highly recommend an early visit to this lovely home to fully appreciate the accommodation on offer. Special incentive: Legal fees will be paid by seller BAR disbursements if you use their panel solicitors SDC.

Council Tax band: D

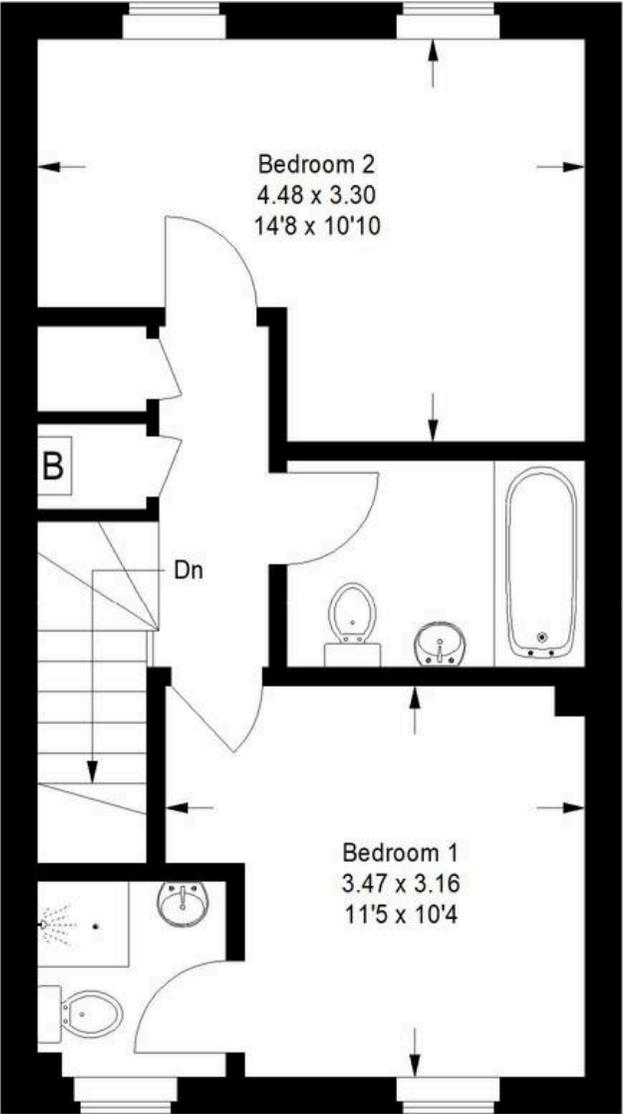
Tenure: Freehold

EPC Energy Efficiency Rating: B

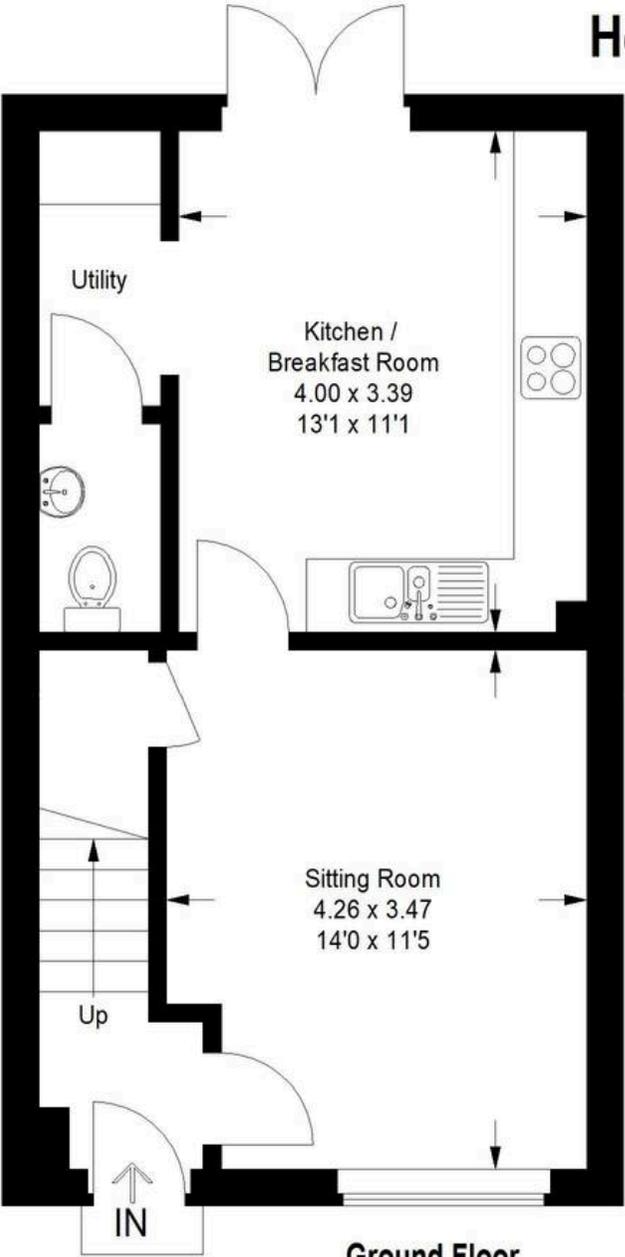
EPC Environmental Impact Rating: B



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First Floor



Ground Floor

**APPROX. GROSS
INTERNAL FLOOR AREA**
House = 827 SQFT / 76.9 SQM
Studio = 25 SQFT / 2.3 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.