



3 Fawley Close, Cranleigh  
£420,000



**ROGER COUPE**  
*your local property experts*

ESTATE AGENT  
Est. 1991



## 3 Fawley Close

### Cranleigh

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 32 minutes. Cranleigh has so much to offer with numerous independent and national shops including a Butchers, Fishmonger, Bakery, M&S Food Hall, Sainsburys, Co-Op, Boots and Handyman's Store. There are three pubs and numerous cafe's/coffee shops and a number of restaurants and wine bars. There is also a Thursday market in Village Way car park. There is a vibrant Arts Centre with café and attracts a wide variety of music, performing arts and cinema. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Knowle Park is a new 60-acre country park and nature reserve in the heart of Cranleigh, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. Lovely countryside surrounds the village, perfect for country walks.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D, EPC

Environmental Impact Rating: D



# 3 Fawley Close

## Cranleigh

A three bedroom semi-detached home situated in a private cul-de-sac in a popular part of the village. The accommodation comprises a sitting room with fireplace, opening into a dining room with patio doors to garden and a fitted kitchen completing the ground floor. On the first floor there are three bedrooms and a family bathroom. Outside, the property is accessed to the front via a footpath with the front garden being of good size with large expanse of lawn and path leading to the front door. Side access leads to the rear garden which enjoys a bright and sunny westerly aspect, with a paved patio leading onto an area of AstroTurf lawn. The property further benefits from a detached double garage and parking, with part of the garage having been converted to a useful home office with power, light and heating. The property is offered for sale with no onward chain and we would highly recommend a visit to fully appreciate the accommodation on offer.

- Three bedroom semi-detached home
- Private cul-de-sac in sought after location
- Two reception rooms
- Front and rear gardens
- Detached double garage and parking
- Home office with power, light and heating
- No onward chain
- UPVC Double glazing



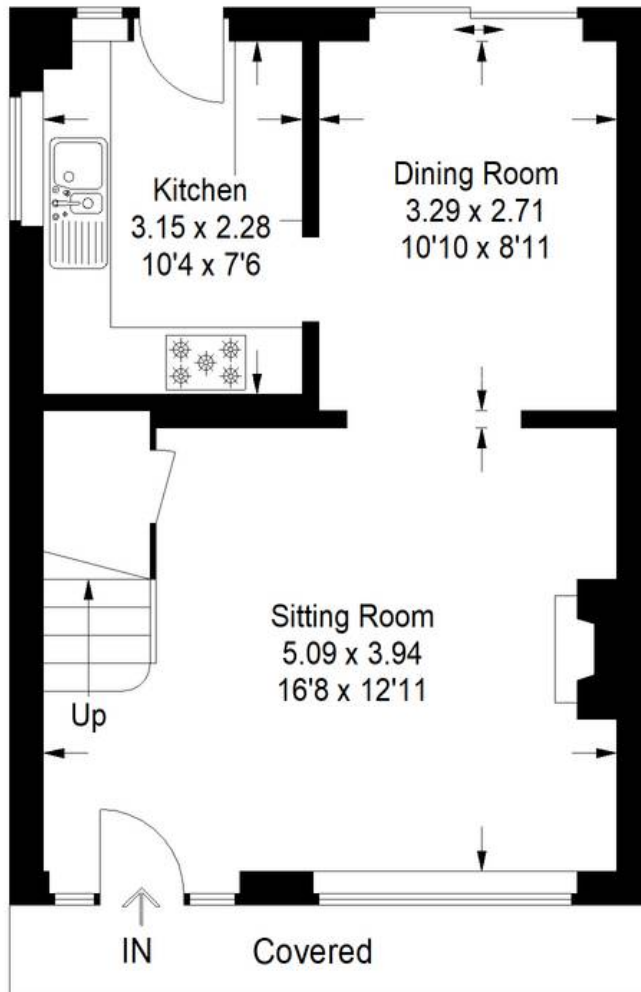


# Fawley Close, Cranleigh

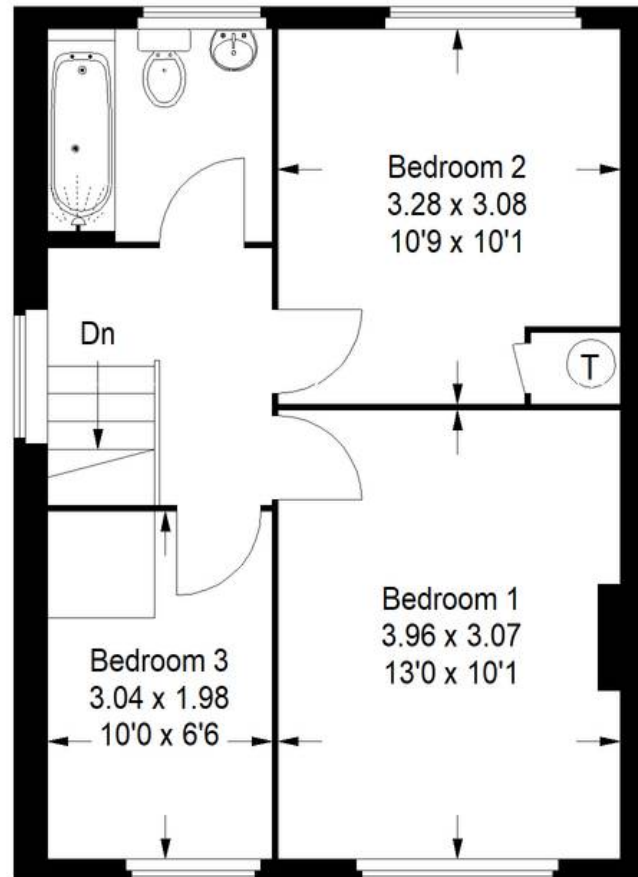
Approximate Gross Internal Area  
Ground Floor = 38.6 sq m / 415 sq ft  
First Floor = 37.7 sq m / 406 sq ft  
Garage = 27.6 sq m / 297 sq ft  
Total = 103.9 sq m / 1118 sq ft



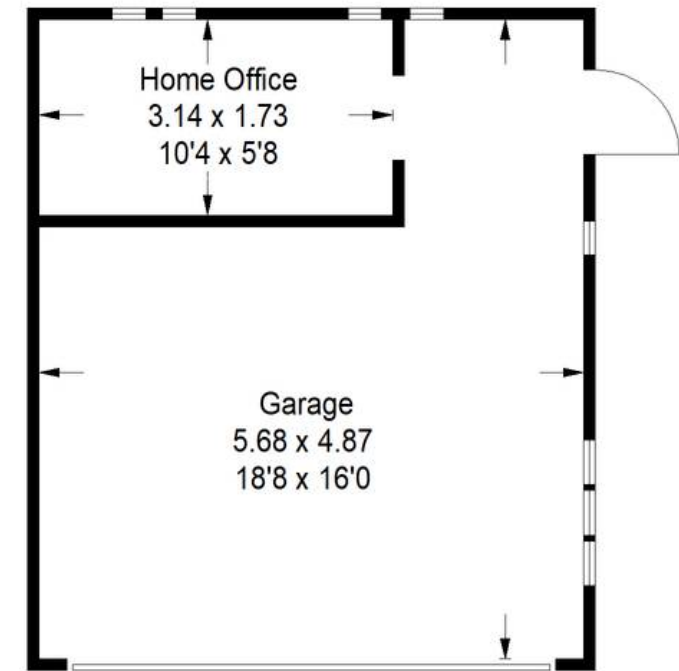
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor



(Not in position)



## 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.