



1 Brackenwood

£500,000

Cranleigh, GU6 8SY



3 Bedrooms



1 Reception



2 Bathrooms

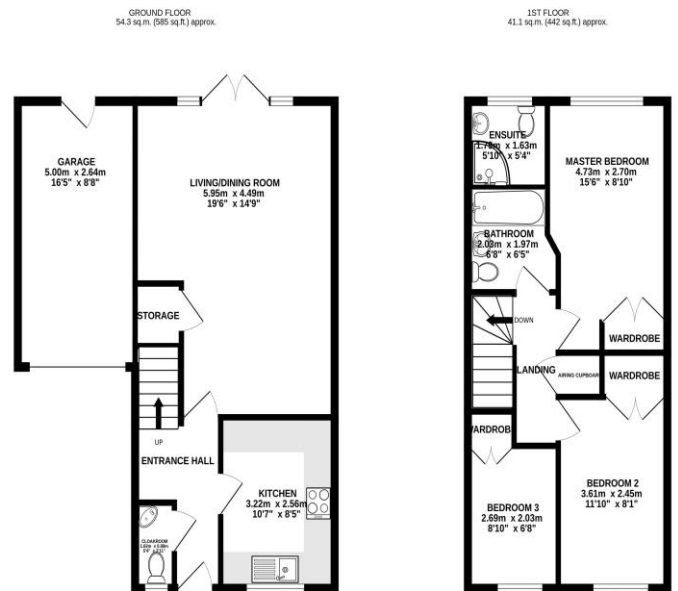


End Terrace



EPC:

A rarely available three bedroom end of terrace home in a quiet corner of this sought-after development on The Common, offering driveway parking, garage and a private garden backing directly onto the Downs Link — all within easy walking distance of Cranleigh High Street. Situated in a peaceful and tucked-away position within this attractive private development on The Common, this well-presented three bedroom end of terrace home offers a superb balance of village convenience and quiet surroundings. Unlike many of the neighbouring properties, the house benefits from its own private driveway and attached garage, providing excellent parking and storage. The accommodation is well laid out, comprising a bright and spacious living area, a well-appointed kitchen, and three bedrooms, with the principal bedroom enjoying the advantage of an en-suite shower room. A family bathroom serves the remaining bedrooms. To the rear, the property enjoys a particularly private garden which backs directly onto the Downs Link, offering a lovely outlook and easy access to scenic walks — a real feature of the home. Brackenwood is ideally positioned on The Common, just a short walk from Cranleigh High Street, with its excellent range of shops, cafes and amenities, making this an ideal purchase for downsizers or those seeking a well-located village home. The property is offered to the market with no ongoing chain.



TOTAL FLOOR AREA: 95.4 sq.m. (1027 sq.ft.) approx.
 Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and no guarantee is given.
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