

7 Charts Close, Cranleigh. GU6 8BH

£365,000

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Est.1991









7 Charts Close

- Three bedroom end terraced house
- Quiet cul de sac close to village centre
- Conservatory
- Garden
- Requires modernisation
- No onward chain
- Garage in separate block.

A three bedroom, end terraced home conveniently situated in this popular cul de sac close to the village centre. The property offers a spacious arrangement of accommodation with cloakroom off, kitchen, well proportioned lounge/dining room with deep understairs cupboard, conservatory on the ground floor. Stairs rise to the first floor where there are three bedrooms and a bathroom. The property benefits from double glazed windows and gas fired heating. Outside, there is a single garage in separate block, rear garden which has a paved patio leading onto gravel paths with established shrub borders around. The properties within Charts Close benefit from exclusive key access to the village centre via a locked gate from the garage block area. We highly recommend a visit to fully appreciate the convenient location. N0 onward chain.

Council Tax band: E

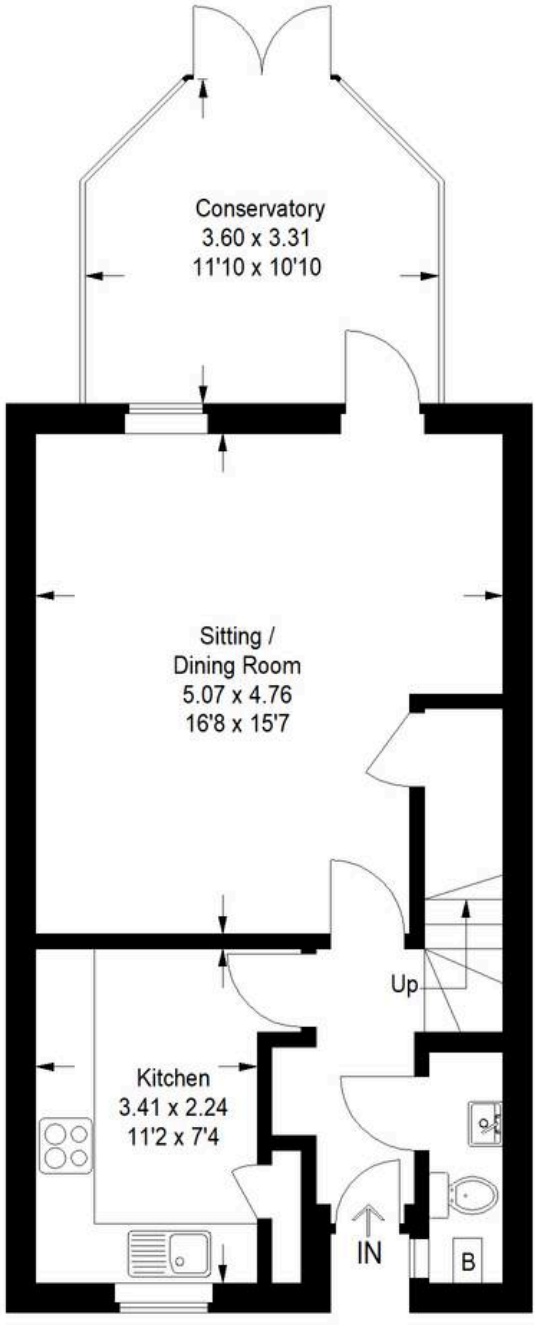
Tenure: Freehold

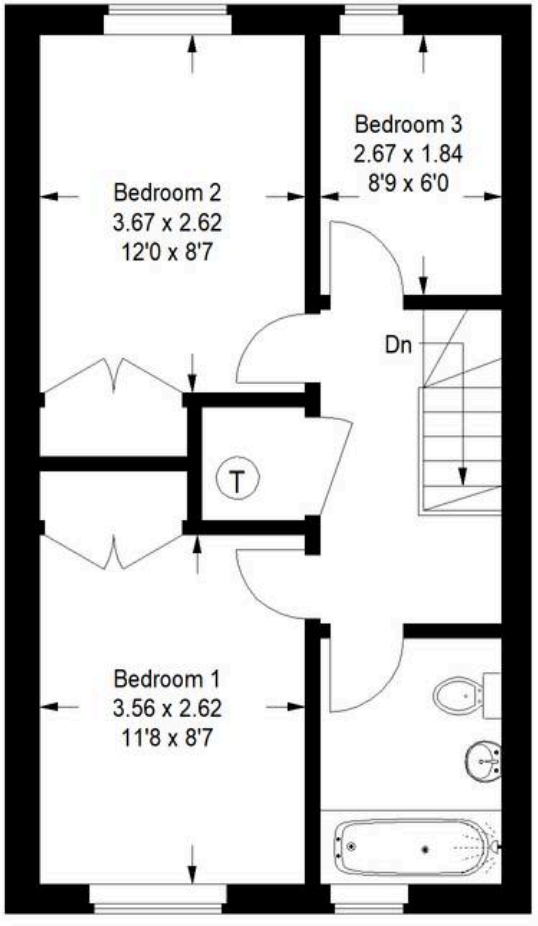
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Charts Close, Cranleigh

Approximate Gross Internal Area
80.0 sq m / 861 sq ft
Conservatory = 10.8 sq m / 116 sq ft
Total = 90.8 sq m / 977 sq ft









This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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



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.