

CHRISTIAN REID  
ESTATE AGENTS



Rowland Road

£310,000

Cranleigh, GU6 8SW



1 Bedrooms



2 Receptions



1 Bathrooms



Ground Floor



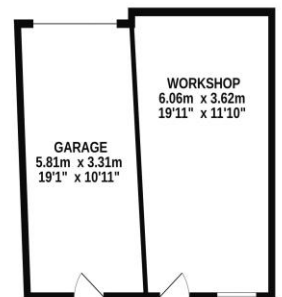
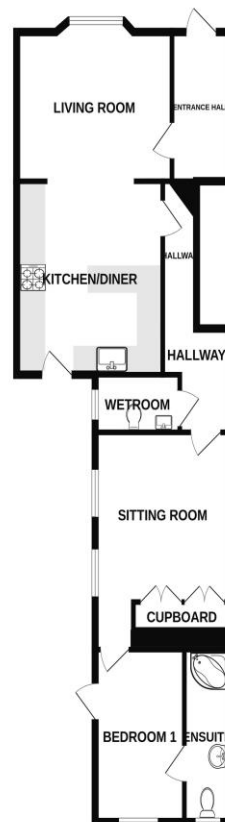
EPC:



A charming ground floor character apartment ideally positioned in the heart of the village, just moments from an excellent selection of shops, restaurants, and local amenities. This delightful home combines period charm with comfortable, well-proportioned accommodation and the rare benefit of a large private garden. The accommodation is well laid out, featuring spacious living areas with high ceilings and generous natural light. Outside, the property enjoys a superb private garden, perfect for outdoor entertaining or relaxation, together with a useful outbuilding and garage. Offered to the market with no onward chain, this versatile property will appeal to a wide range of buyers, including those seeking to downsize, a convenient village base, or a home with character and space in an enviable central location.



GROUND FLOOR  
108.1 sq.m. (1164 sq.ft.) approx.



TOTAL FLOOR AREA: 108.1 sq.m. (1164 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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