



31 Northdowns, Cranleigh GU6 8BX

Guide Price **£725,000**



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ESTATE AGENT
Est. 1991



31 Northdowns, Cranleigh

Council Tax band: F. Tenure: Freehold

- Good size west facing rear garden
- Close to village centre and village playing fields
- Two bathrooms
- No onward chain
- Four bedrooms
- Extended detached family home
- Driveway

Situated in an enviable position within this popular residential area close to the village, the property offers an adaptable arrangement of accommodation arranged over two floors. The property sits on a good sized garden plot enjoying a bright and sunny westerly aspect and backs onto lightly wooded copse and the Downs Link bridleway. Furthermore, the property is located within metres of the Snoxhall playing fields providing direct access into the village centre and a great place for children to play. The accommodation over the years has been extended and provides a good sized sitting room with vaulted ceiling, open plan dining room, fitted kitchen/breakfast room, utility area, a family room/Bedroom 4, conservatory opening onto the garden and a cloakroom completing the ground floor. The garage has been extended and subdivided creating a garage storage area, workshop and study.

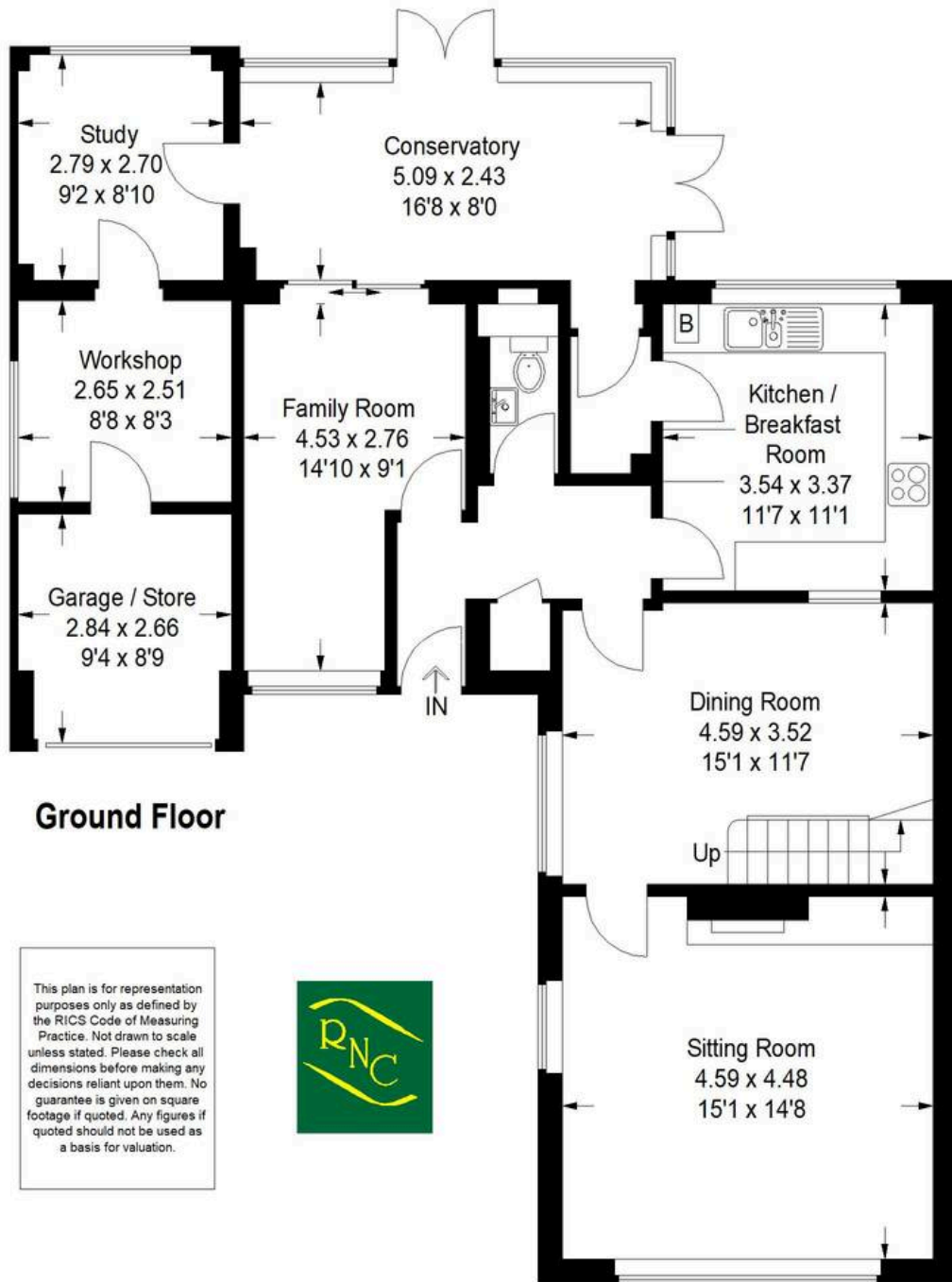


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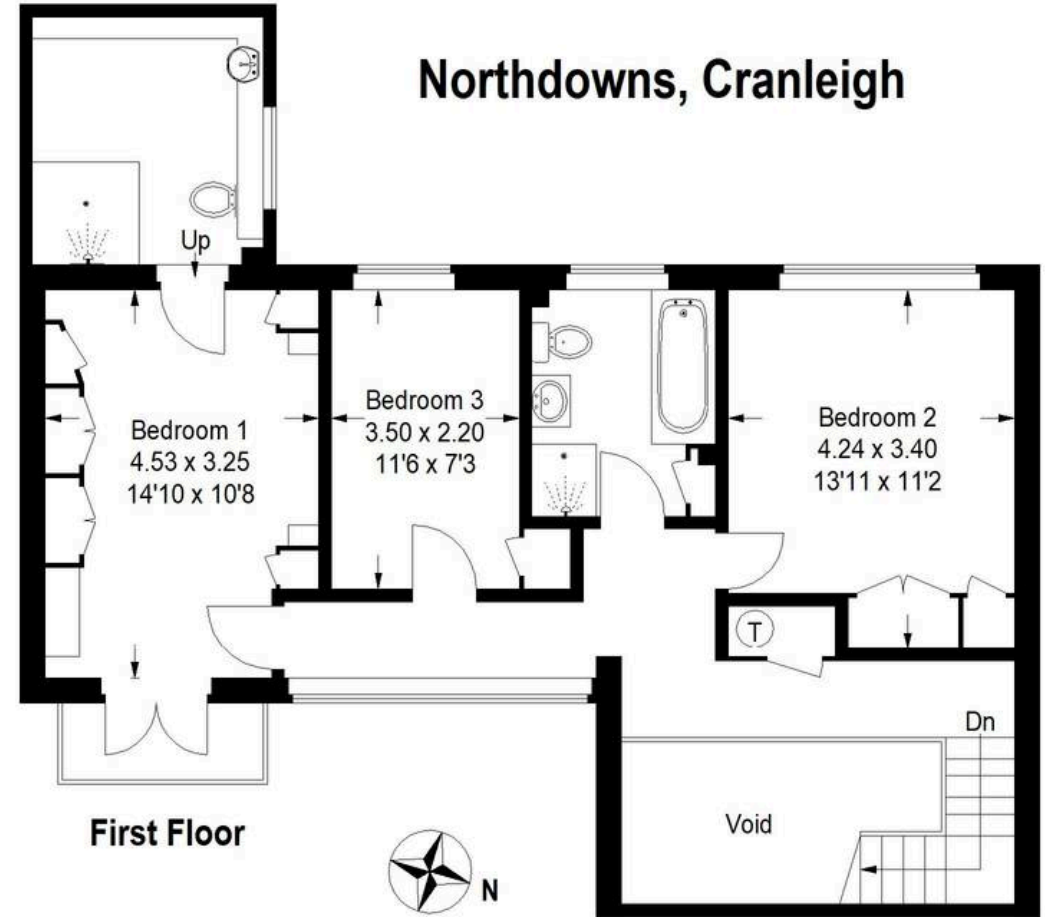
On the first floor, there are three bedrooms with the principal bedroom having an impressive refitted wet room style ensuite and bedrooms one and two benefit from fitted wardrobe cupboards. Finally, a family bathroom with bath and shower completes the first floor. Outside, there is plenty of driveway parking with side access to the rear garden, which is a lovely feature of the property, having a paved patio leading onto lawns with established flower and shrub borders around, timber garden shed and established boundaries. We highly recommend an early visit to fully appreciate the property's flexible accommodation and superb position. Offered for sale with no onward chain.







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.



Approximate Gross Internal Area
 Ground Floor (Including Garage) = 110.4 sq m / 1188 sq ft
 First Floor (Excluding Void) = 66.2 sq m / 712 sq ft
 Total = 176.6 sq m / 1900 sq ft



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.