



**Price**  
**£535,000**

**Leasehold**

4x  1x  1x 

**New Bridge Road,  
Cranleigh, Surrey, GU6**

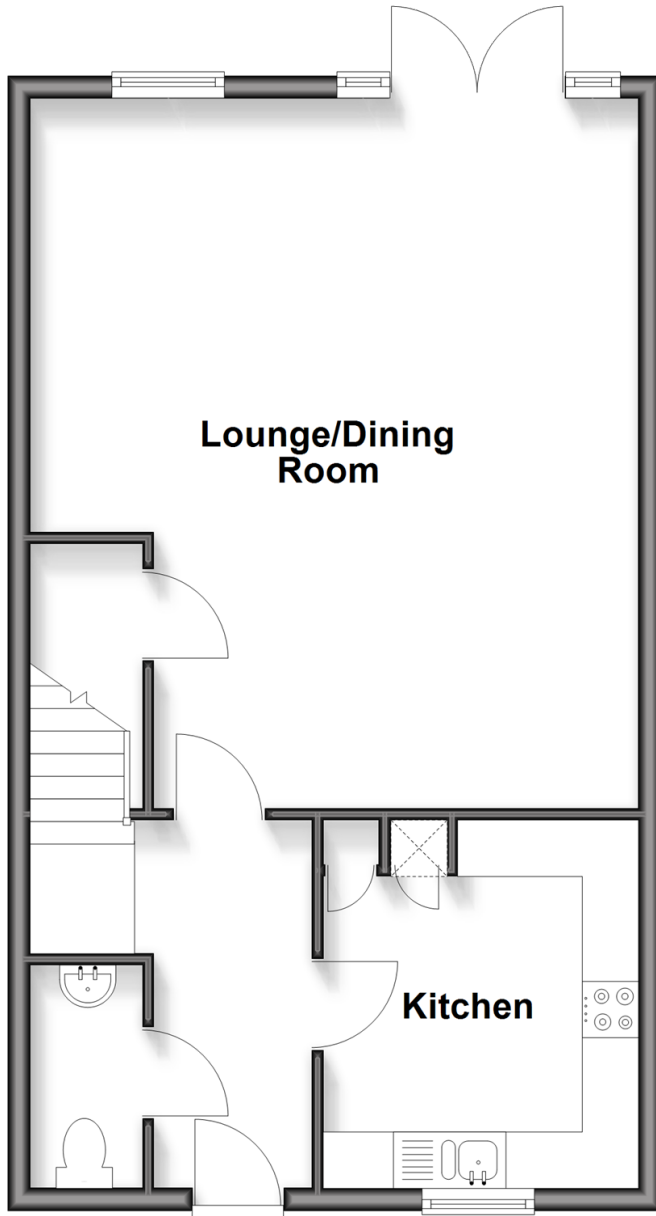
**OVER 60?**

Secure this property  
for up to **59% less!**

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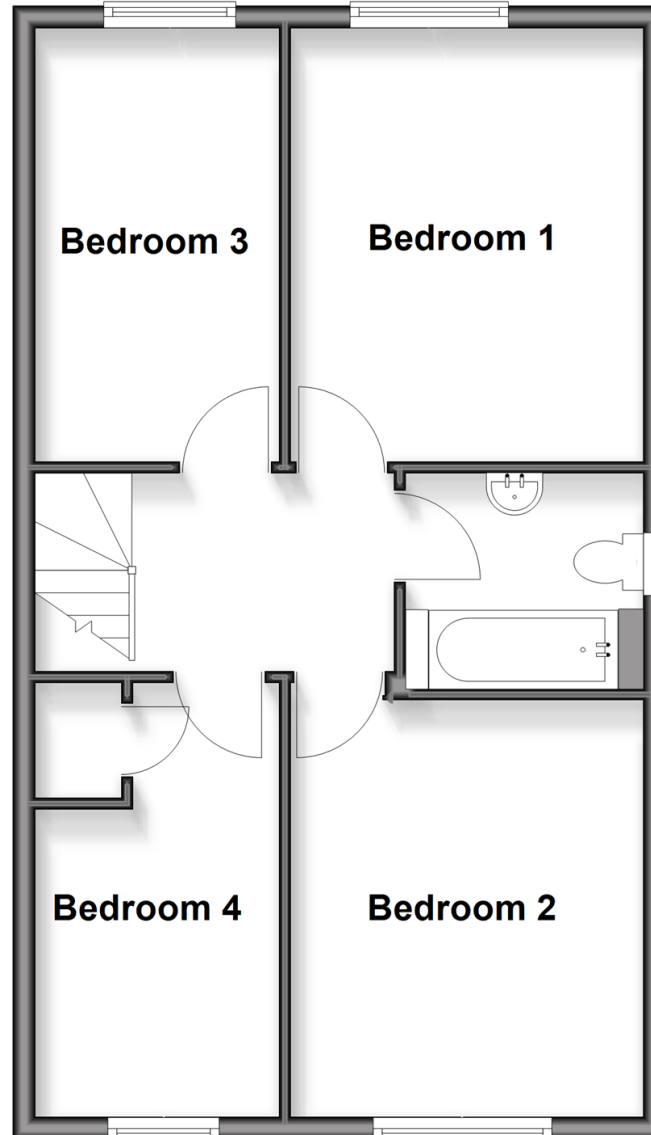
## Ground Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



## First Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen: 10'7 x 9'1 (3.23m x 2.77m)

Lounge/Dining Room: 20'6 x 17'9 (6.25m x 5.41m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 13'4 x 10'4 (4.07m x 3.15m)

Bedroom 2: 11'8 x 10'4 (3.56m x 3.15m)

Bedroom 3: 13'4 x 7'1 (4.07m x 2.16m)

Bedroom 4: 9'2 x 7'10 (2.80m x 2.39m)

Bathroom

### OUTSIDE

Two Parking Spaces

Front Garden

Rear Garden



## Main features

- Spacious four bedroom semi detach house
- Two allocated parking spaces
- Shared ownership - price equates to 100% (25% share available)
- Offered with no onward chain
- Located in a small development close to Cranleigh High Street



### Nearest Schools

Primary Schools: Cranleigh C of E 1.0 miles, St Cuthbert Mayne 1.3 miles, Park Mead Primary 1.9 miles

Secondary Schools: Cranleigh School (private) 0.9 miles, Glebelands School 1.0 miles



### Transport Information

Train Stations: Shalford 6.8 miles, Guildford 8.7 miles, Ockley 9.4 miles



### Address

New Bridge Road, Cranleigh, Surrey, GU6



### Directions

For directions to this property please contact us.



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Call Cranleigh Branch 01483 271567 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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