

**OVER 60?**

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



**Guide Price**

**£500,000**

**Freehold**

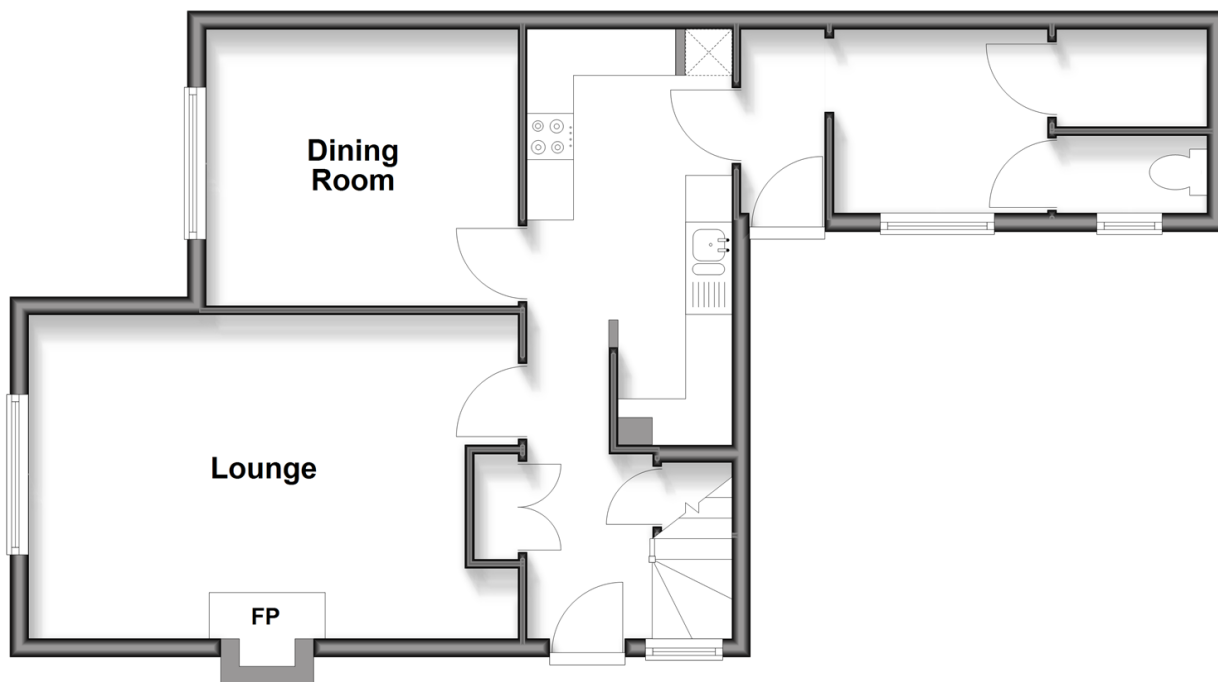
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Thistley Lane, Cranleigh, Surrey, GU6

**cubitt & west**  
Helping you move forwards

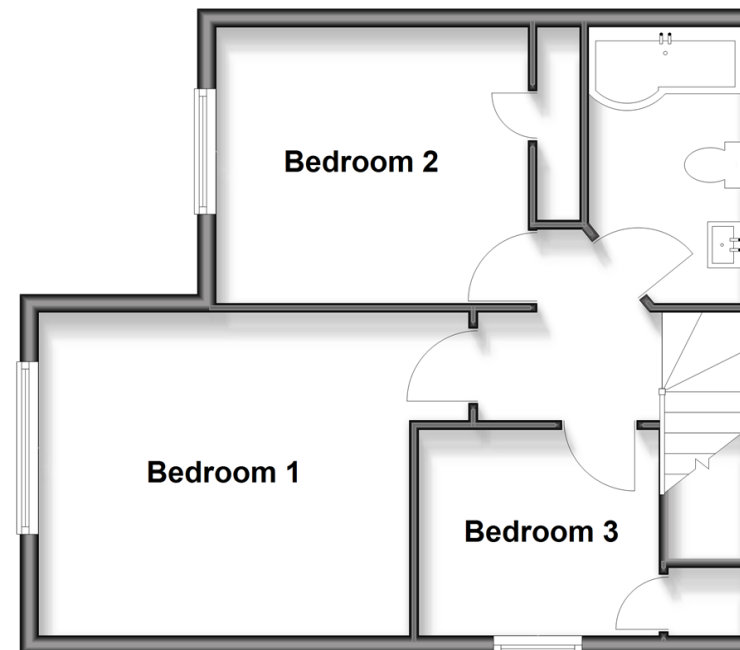
## Ground Floor

Approx. 54.3 sq. metres (584.7 sq. feet)



## First Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 17'4 x 11'9 (5.29m x 3.58m)

Kitchen: 13'5 x 7'5 (4.09m x 2.26m)

Dining Room: 11'2 x 9'8 (3.41m x 2.95m)

### FIRST FLOOR

Landing

Bedroom 1: 13'3 x 11'9 (4.04m x 3.58m)

Bedroom 2: 11'3 x 9'8 (3.43m x 2.95m)

Bedroom 3: 8'6 x 7'3 (2.59m x 2.21m)

Bathroom

### OUTSIDE

Garage: 28'1 x 10'4 (8.57m x 3.15m)

Driveway

Front Garden

Rear Garden



## Main features

- A great three bedroom semi detached house with potential to extend (STPP)
- Useful utility space and working fireplace
- Driveway and double garage
- Good size front and rear gardens
- Within walking distance to Cranleigh High Street and local schools



### Nearest Schools

Primary Schools: St Cuthbert Mayne 0.4 miles, Cranleigh CofE 0.5 miles, Park Mead 1.1 miles

Secondary Schools: Glebelands School 0.5 miles, Cranleigh School (private) 1.5 miles.



### Transport Information

Train Stations: Shalford 7.6 miles, Ockley 8.7 miles, Guildford 9.4 miles



### Address

Thistley Lane, 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



EPC RATING



20307007/20260530/NF1/HM