

43 Mead Road, Cranleigh GU6 7BQ

Offers in Region of **£550,000**

ROGER COUPE
ESTATE AGENT
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Est.1991







43 Mead Road, Cranleigh

Freehold / EPC: C / Council Tax Band: E

- Attractive Character Property
- Spacious Interior
- In Need Of Modernisation
- Good Sized Rear Garden
- High Ceilings
- Off Street Parking
- Loft Space
- Central Village Position
- No Onward Chain

The property is conveniently located in the heart of Cranleigh, a short walk to the busy High Street with restaurants, cafes, independent retailers including a renowned butcher, fishmonger, a health centre, library, leisure centre and arts centre. The area is surrounded by open countryside, with access to the Surrey Hills - a designated area of outstanding natural beauty - and the Downs Link, which provides excellent walking, cycling and horse riding. The property is also only a 5 minute walk away from Knowle Park, a new 60-acre country park and nature reserve in the heart of Cranleigh, featuring a lake, outdoor performance spaces, and an adventure park. There is also a choice of good schooling available locally, for both primary and secondary schools. There is easy access to Guildford with its mainline station providing a fast service to Waterloo.

43 Mead Road

Welcome to this period three-bedroom semi detached house, requiring internal modernisation.

Upon entering, you are greeted by a spacious reception, flooded with natural light through a large bay window, creating a relaxing space for every-day living. The modern galley-style kitchen is fitted with a range of storage units, integrated appliances, and ample worktop space on both sides, including a convenient breakfast bar area, making it ideal for preparing family meals or entertaining guests. To the rear is a utility space with access to a ground floor WC, and door opening to the garden.
Upstairs, you will find three well-proportioned bedrooms, each with plenty of space for furnishings and storage. The principal bedroom benefits from fitted wardrobes, and there is a family bathroom, ensuring comfort and convenience for all.

Stepping outside, the property boasts an attractive rear garden which provides both a peaceful retreat and a practical space for family activities. A generous patio area offers the perfect setting for al fresco dining or summer barbeques, while the well-maintained lawn is ideal for children to play or for keen gardeners to enjoy. Mature shrubs and fencing ensure a good degree of privacy, making this a truly inviting outdoor space.
To the front, the property benefits from a private driveway providing off-road parking for multiple vehicles.
The property is situated in a desirable residential area, close to local amenities, reputable schools, and excellent transport links, making it a convenient base for daily life.







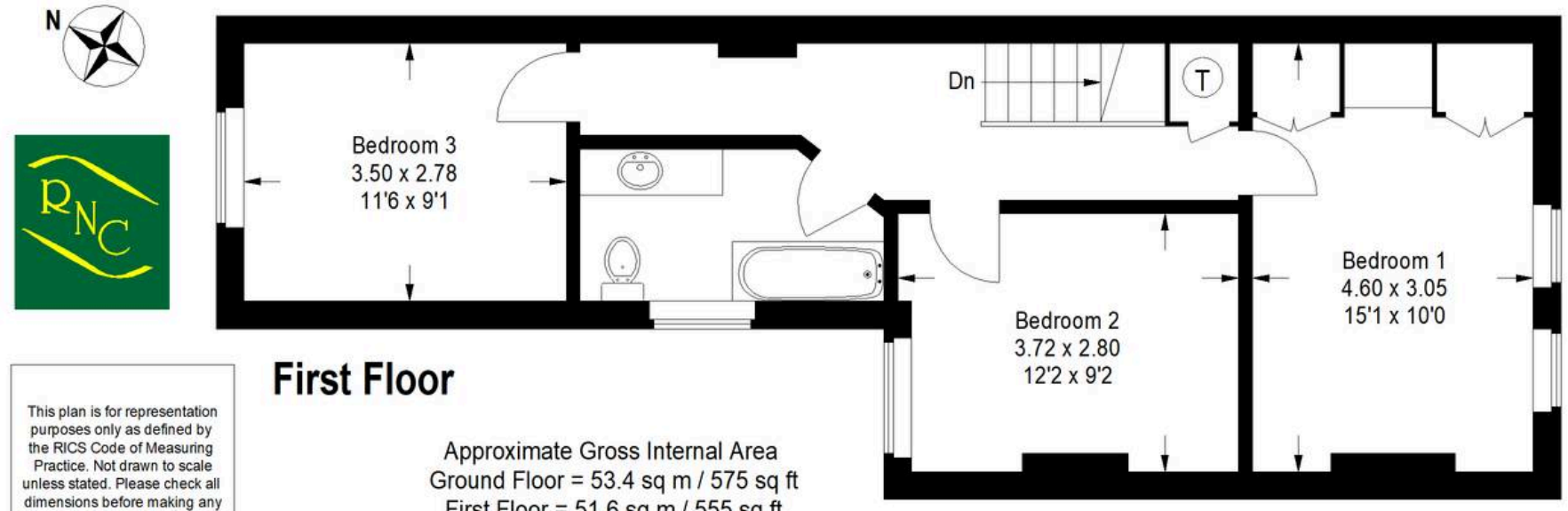








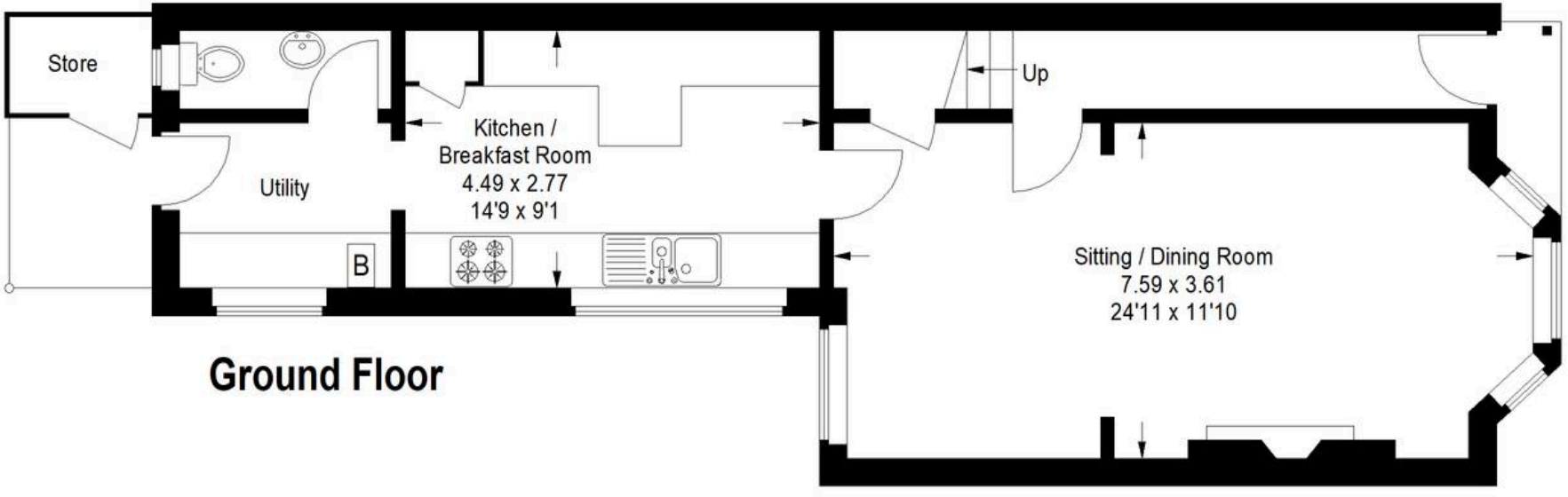
Mead Road, Cranleigh



First Floor

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 = 53.4 sq m / 575 sq ft
First Floor = 51.6 sq m / 555 sq ft
Store = 1.06 sq m / 11sq ft
Total = 106.0 sq m / 1141 sq ft



Ground Floor



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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.