

# 2 Glebe Road, Cranleigh GU6 7AR

£550,000

ROGER COUPE ESTATE AGENT
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Est.1991







# 2 Glebe Road

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 32 minutes. Cranleigh has so much to offer with numerous independent and national shops including a Butchers, Fishmonger, Bakery, M&S Food Hall, Sainsburys, Co-Op, Boots and Handyman's Store. There are three pubs and numerous cafe's/coffee shops and a number of restaurants and wine bars. There is also a Thursday market in Village Way car park. There is a vibrant Arts Centre with café and attracts a wide variety of music, performing arts and cinema. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Knowle Park is a new 60-acre country park and nature reserve in the heart of Cranleigh, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. Lovely countryside surrounds the village, perfect for country walks.

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A much improved three bedroom semi detached house conveniently located close to the village centre and local schools. The property features a welcoming reception hall, sitting room with woodburning stove, refitted open plan kitchen/dining room with patio doors to the garden, boot room with fitted cupboards and storage and refitted cloakroom/shower room completing the ground floor. Stairs rise to the first floor where there are three bedrooms and a modern bathroom. Outside, the property is approached via a gravelled driveway providing plenty of off road parking and leads to a single garage. The rear garden is of a good size and has a paved patio leading onto large expanses of lawn and has a bright south easterly aspect. We highly recommend an early visit to fully appreciate the accommodation on offer.

- Well presented semi detached house
- Three bedrooms
- Impressive refitted kitchen/breakfast room
- Refitted ground floor cloakroom and shower
- Good size garden
- Double glazing
- Short level walk into the village and local schools
- Single Garage

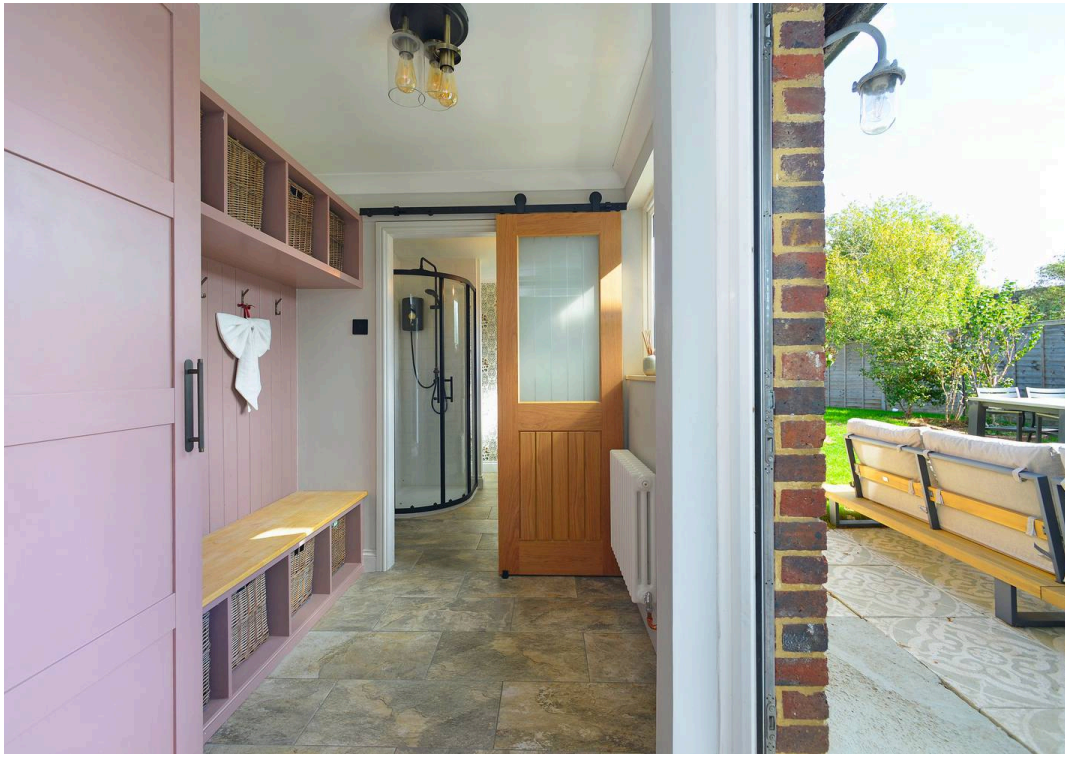
Council Tax band: D, Tenure: Freehold, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: D

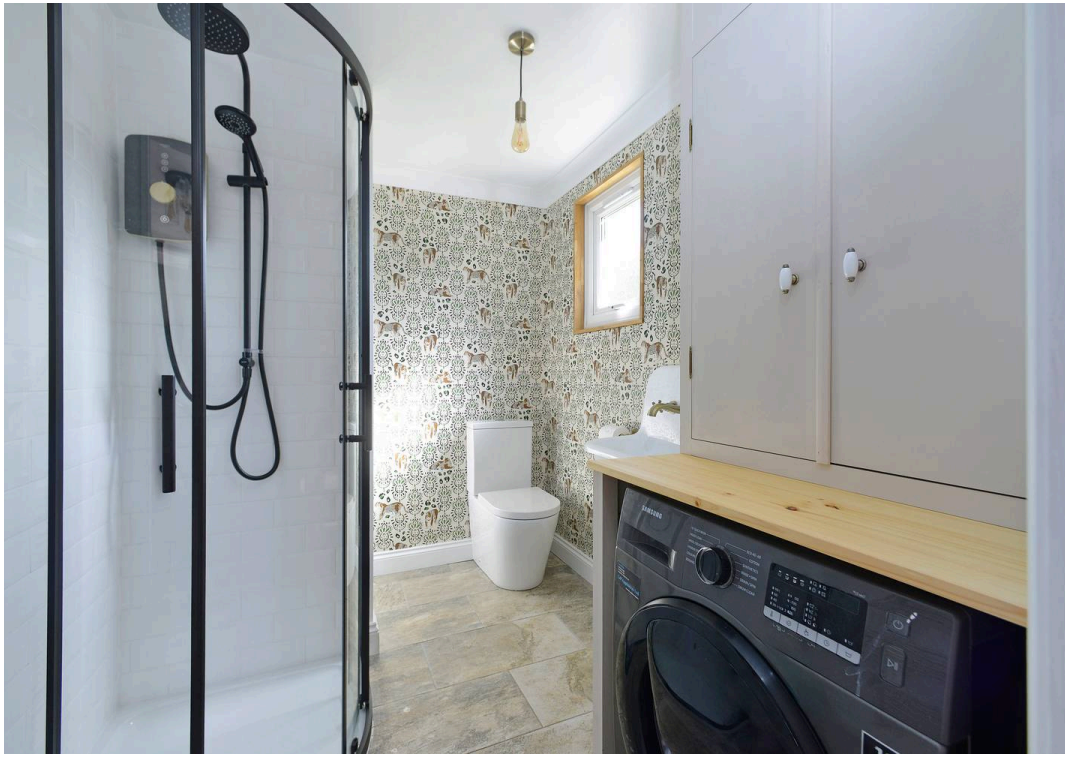








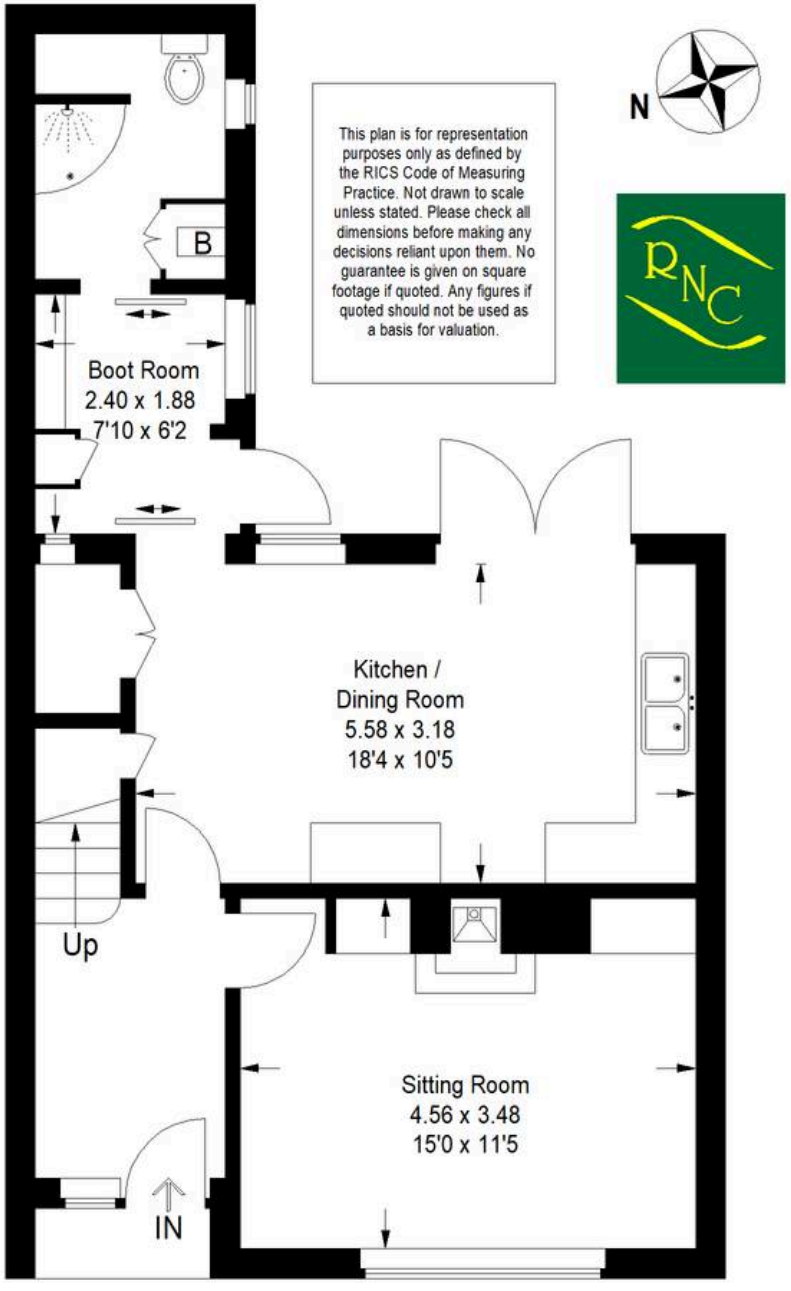





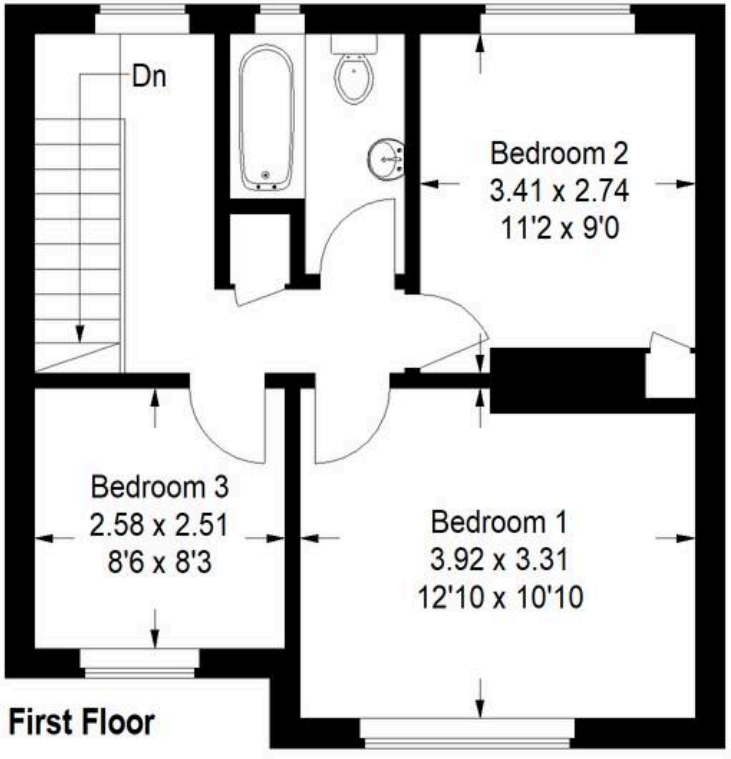


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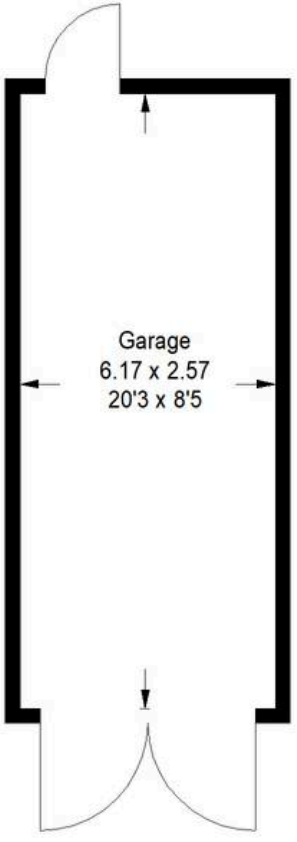
Approximate Gross Internal Area
Ground Floor = 54.6 sq m / 588 sq ft
First Floor = 43.4 sq m / 467 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 113.7 sq m / 1224 sq ft




**Ground Floor**




**First Floor**




(Not in position)



# 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.