

CHRISTIAN REID
ESTATE AGENTS



33 Glebe Road, Cranleigh – GU6 7AS

£535,000 Freehold

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

A well-presented and thoughtfully extended four-bedroom family home, conveniently situated within easy reach of the village High Street.

The property provides well-balanced accommodation throughout, including a spacious living room, a generous kitchen/breakfast room offering great space for dining and everyday family life and a further versatile reception room that can be used as a family room, home office or ground floor bedroom.

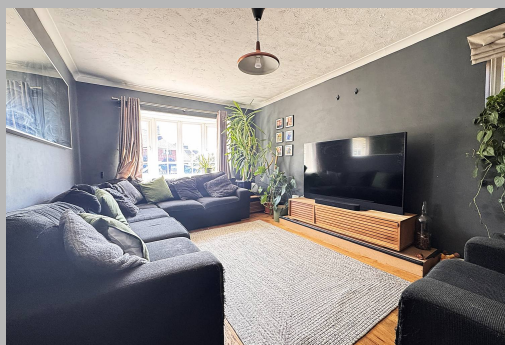
Upstairs, the master bedroom benefits from an en-suite shower room, while three further bedrooms, a family bathroom and separate shower room, providing practical accommodation.

Outside, the property enjoys a pleasant rear garden with a decked seating area, ideal for outdoor dining and entertaining, together with a large driveway providing off-road parking for several vehicles.

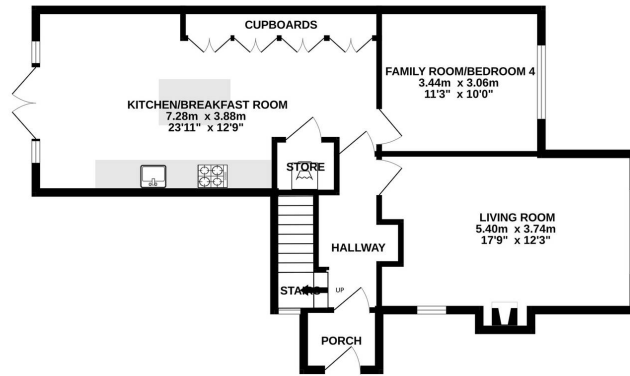
Offered in good internal condition and with no onward chain, this is a



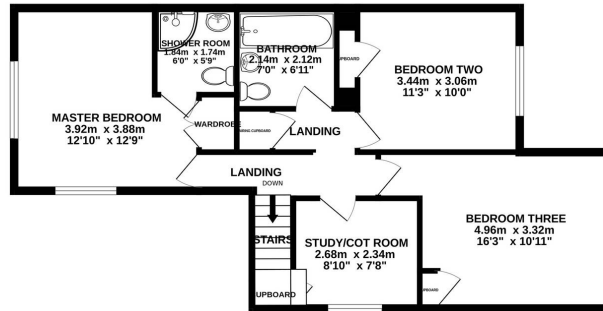
- › Extended Family Home in Large Corner Plot
- › Large Modern Kitchen/Family/Breakfast Room
- › Two Further Receptions
- › Master Bedroom with Ensuite
- › Excellent Size Rooms Throughout
- › Large Driveway and Rear Garden with Deck
- › Close Walking Distance to High Street
- › No Chain
- › Energy Rating; D
- › Council Tax Band; E



GROUND FLOOR
64.5 sq.m. (694 sq.ft.) approx.



1ST FLOOR
61.9 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA: 126.4 sq.m. (1361 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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