



20 Mead Road, Cranleigh

Offers in Region of £895,000



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20 Mead Road

Cranleigh

- Impressive Reception Rooms
- Four Double Bedrooms
- No Onward Chain
- Stylish Bath & Shower Room
- Driveway Parking
- Open-Plan Kitchen/Breakfast Room With Island
- South Facing Rear Garden
- Great Location Close To Village Centre
- Attractive Double Fronted House
- 1700 Square Feet Of Living Accomodation

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

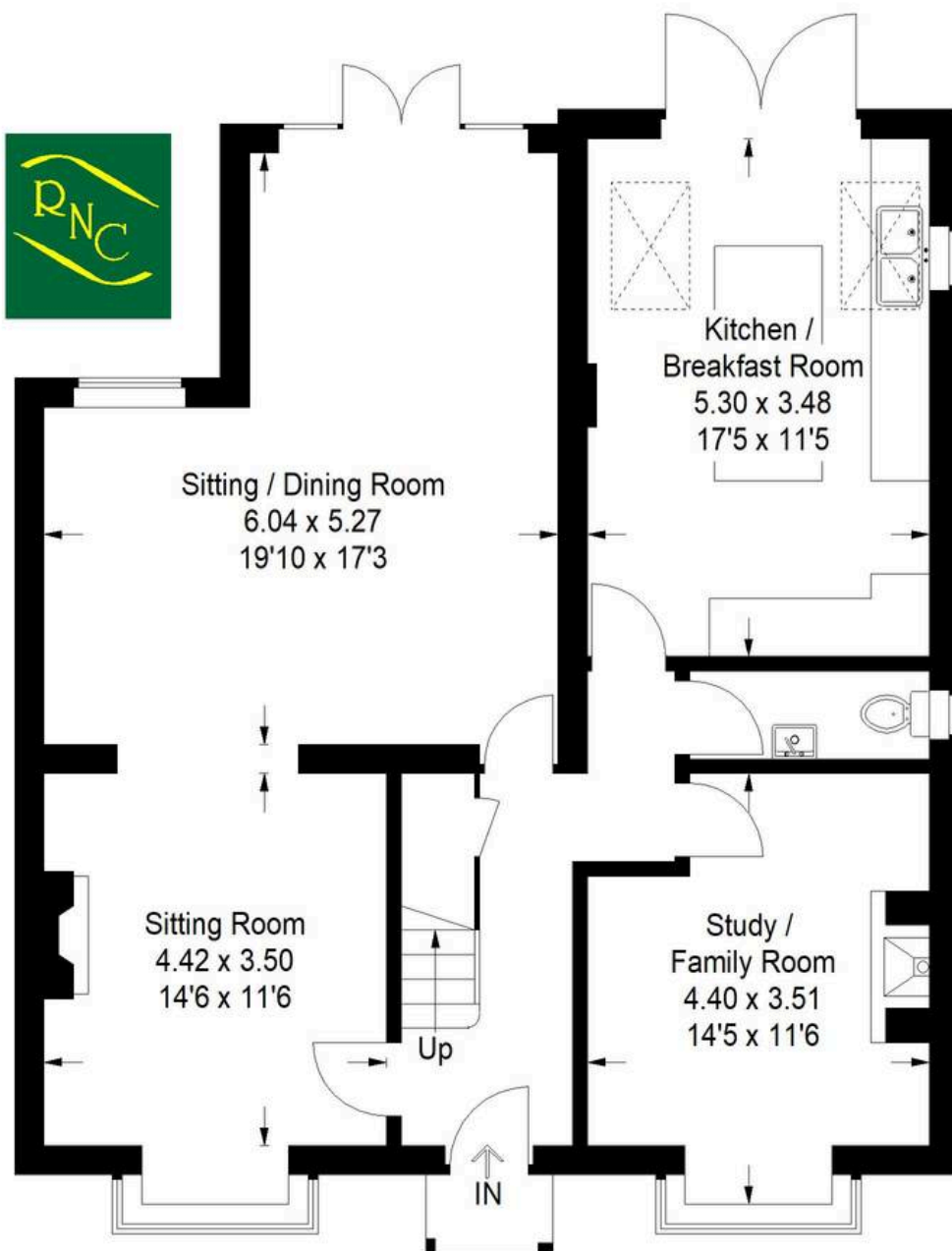
This attractive double-fronted detached house offers an impressive 1,700 square feet of thoughtfully arranged living accommodation, making it a wonderful choice for families and those seeking versatile space. From the moment you step inside, the welcoming entrance hall leads you into three generous reception rooms, perfect for entertaining or relaxing in comfort, or to use for home working. The heart of the home is the stylish and contemporary open-plan kitchen and breakfast room, complete with a feature island, ideal for family gatherings and casual dining. This room has doors leading out to the rear patio and garden.



Four double bedrooms upstairs provide ample space for restful retreats, while the beautifully appointed bath and shower room adds a touch of luxury to every-day living. With no onward chain, this property offers a seamless move for buyers eager to make it their own. The layout flows effortlessly, with each room designed to maximise natural light and provide a sense of warmth and sophistication throughout. Driveway parking to the front ensures convenience for multiple vehicles, and the location, just moments from the village centre, places shops, cafes, and amenities within easy reach. The outdoor space is equally impressive, with a beautifully maintained, south-facing rear garden that captures the sun throughout the day and offers a private haven for relaxation or entertaining al fresco. The garden is thoughtfully landscaped, providing a blend of lawn and patio areas that are perfect for summer barbeques, children's play, or simply unwinding with a good book. Mature planting adds year-round interest and a sense of privacy, while secure boundaries make it ideal for families and pets alike. The driveway at the front of the property provides off-road parking for several cars, enhancing the convenience of daily life. With its combination of spacious interiors, attractive outdoor spaces, and a superb location close to the heart of the village, this home truly offers an enviable lifestyle. We highly recommend arranging a viewing to fully appreciate all that this exceptional property and its setting have to offer.



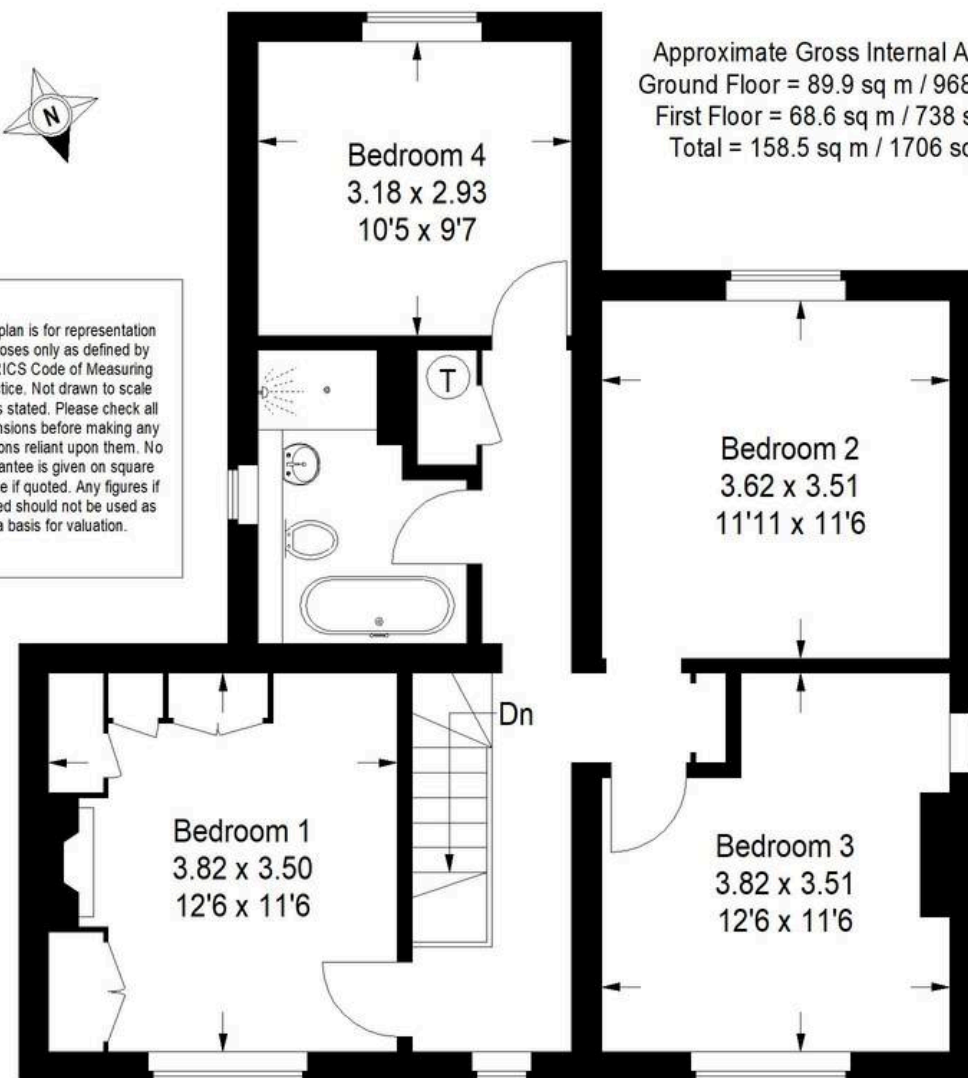




Ground Floor



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.



First Floor

Mead Road, Cranleigh

Approximate Gross Internal Area
Ground Floor = 89.9 sq m / 968 sq ft
First Floor = 68.6 sq m / 738 sq ft
Total = 158.5 sq m / 1706 sq ft



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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.