

OVER 60?

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



Price

£450,000

Freehold

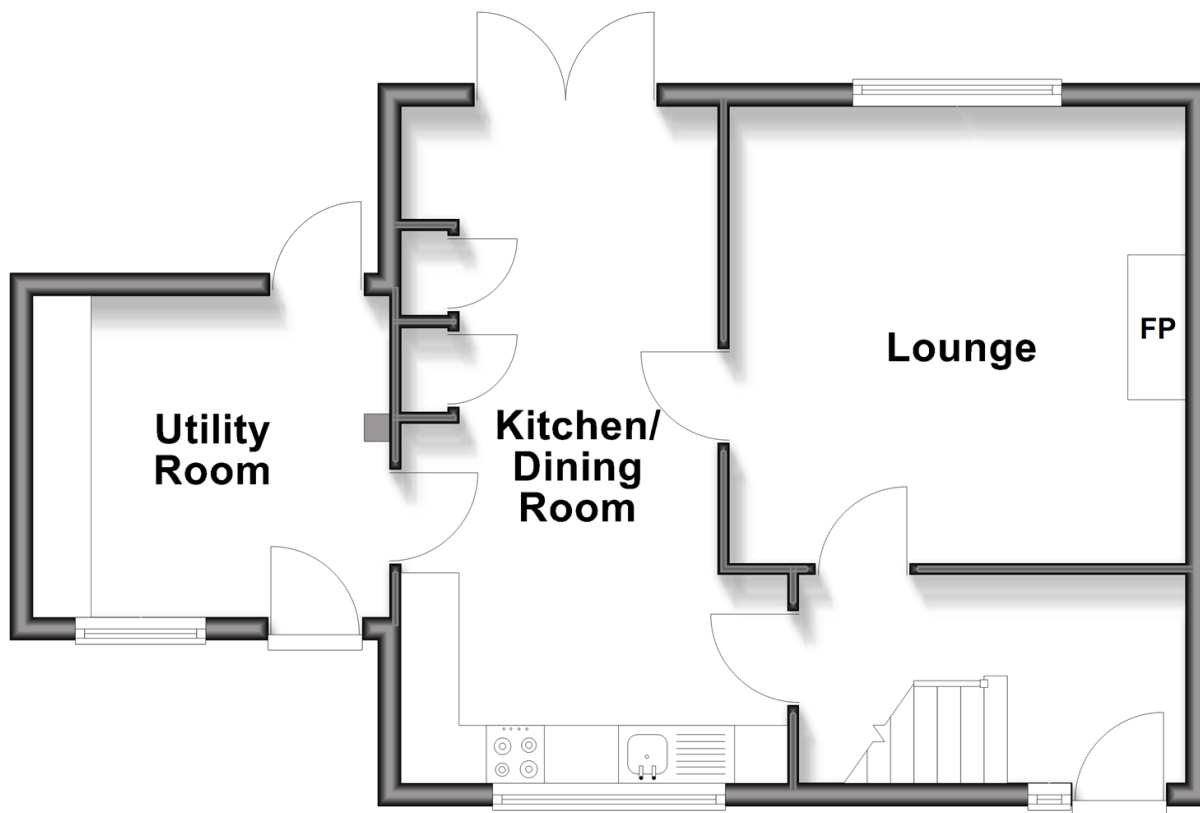
3x  1x  2x 

Wyphurst Road, Cranleigh, Surrey, GU6

cubitt & west
Helping you move forwards

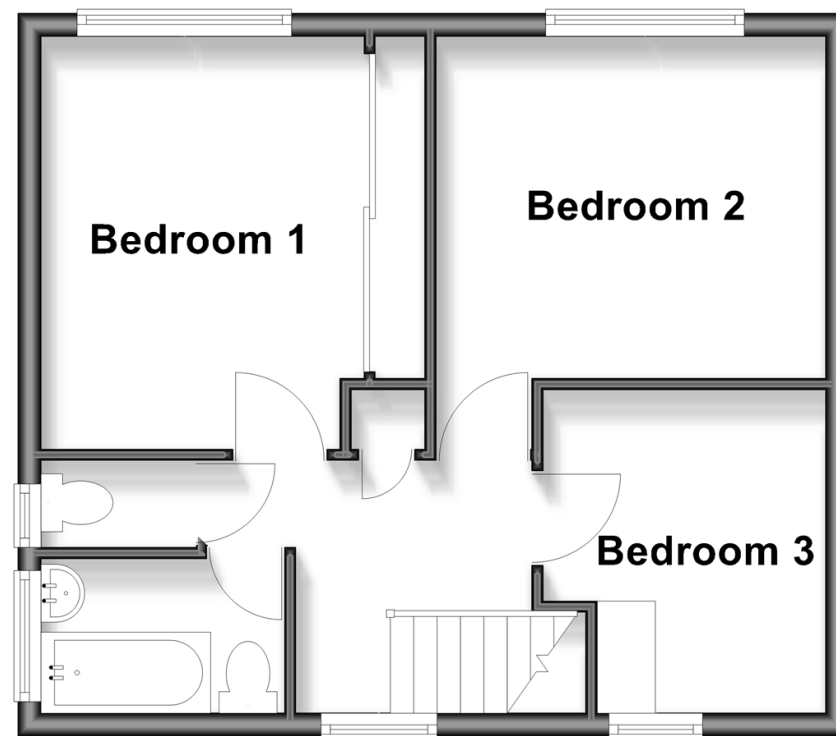
Ground Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Kitchen: (L-shaped) 17'11 x 11'1 (5.46m x 3.38m) plus 13'8 x 11'1 (4.17m x 3.38m)

Dining Room: 16'9 x 16'1 (5.11m x 4.91m)

Utility Room: 10'10 x 10'7 (3.30m x 3.23m)

Lounge: 19'8 x 18'9 (6.00m x 5.72m)

FIRST FLOOR

Landing

Bedroom 1: 18'12 x 9'2 (5.79m x 2.80m)

Bedroom 2: 11'0 x 10'1 (3.36m x 3.08m)

Bedroom 3: 16'1 x 8'2 (4.90m x 2.49m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

Driveway



Main features

- A great three bedroom semi detached house located in a sought after location
- Potential to extend (subject to planning permission)
- Benefits from spacious off road parking
- New Hive system installed
- Within walking distance of local schools and Cranleigh High Street



Nearest Schools

Primary Schools: St Cuthbert Mayne 0.4 miles, Cranleigh C of E 0.5 miles, Park Mead Primary 1.1 miles

Secondary Schools: Glebelands School 0.5 miles, Cranleigh School 1.5 miles.



Transport Information

Train Stations: Shalford 7.6 miles, Ockley 8.7 miles, Guildford 10.3 miles



Address

Wyphurst Road, Cranleigh, Surrey, GU6



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Cranleigh Branch 01483 271567 ■ 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



9012DNUR/20260612/CH/HM