



# 19 Coatham Place    £320,000

Cranleigh, GU6 7EW



2 Bedrooms



1 Reception



1 Bathroom

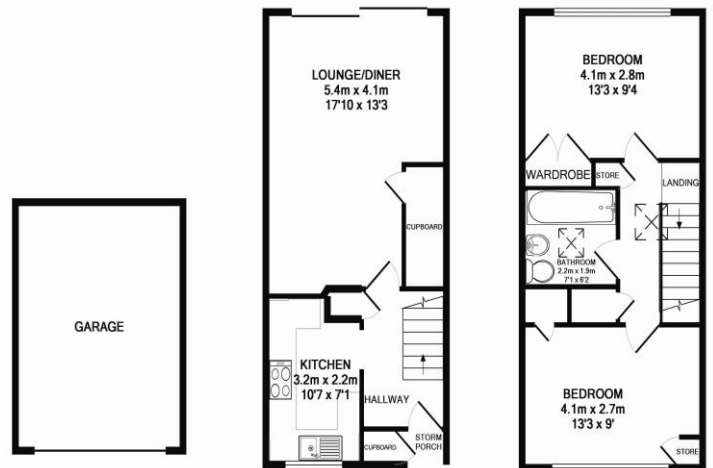


Terraced



EPC: C

A beautifully presented two-bedroom home, ideally located in a sought-after position in this popular development. Coatham Place is a charming and peaceful cul-de-sac, set behind a tree-lined green and offering pedestrian-only access to the front, creating a quiet and secluded setting. This terraced property is just a short walk from its own garage and allocated parking. The ground floor features a generous reception room with sliding doors leading out into the the south facing garden garden, alongside a modern and practical kitchen. Upstairs, there are two well-proportioned double bedrooms, both with built-in wardrobes, and a stylish, contemporary bathroom fitted with a white suite which includes a large bath.



GROUND FLOOR  
APPROX. FLOOR  
AREA 52.6 SQ.M.  
(566 SQ.FT.)

TOTAL APPROX. FLOOR AREA 87.9 SQ.M. (947 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 35.4 SQ.M.  
(381 SQ.FT.)