



25 Hewitts Road, Cranleigh
£400,000



ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991



25 Hewitts Road

Cranleigh, Cranleigh

- Two bathrooms
- Two parking space to the rear.
- Two double bedrooms
- Fitted kitchen/breakfast room
- Well presented mid terrace house
- Utility room and Cloakroom
- Garden

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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Cranleigh, Cranleigh

Positioned within a sought-after Miller Homes development, this immaculately presented two-bedroom mid terraced home offers stylish, low-maintenance living just a short, level walk from the heart of the village. With direct access to the scenic Downs Link footpath, it's perfectly placed for those who value both convenience and countryside.

Completed in 2022, the property is arranged over two thoughtfully designed floors, blending modern finishes with practical touches throughout. The ground floor welcomes you with a bright and inviting sitting room, complete with a deep understairs cupboard for everyday storage. Beyond lies a sleek kitchen/breakfast room with integrated appliances and French doors opening to the garden — ideal for relaxed entertaining or alfresco dining. A separate utility room and ground floor cloakroom add further functionality.

Upstairs, a spacious landing leads to a generous linen cupboard and additional built-in storage. The principal bedroom features a contemporary ensuite shower room, while the second double bedroom enjoys elevated views towards the Common and is served by a stylish family bathroom.

Outside, the home benefits from two parking spaces to the rear and rear access to a beautifully landscaped rear garden, where neatly kept lawns and flower and shrub borders create a tranquil, private retreat



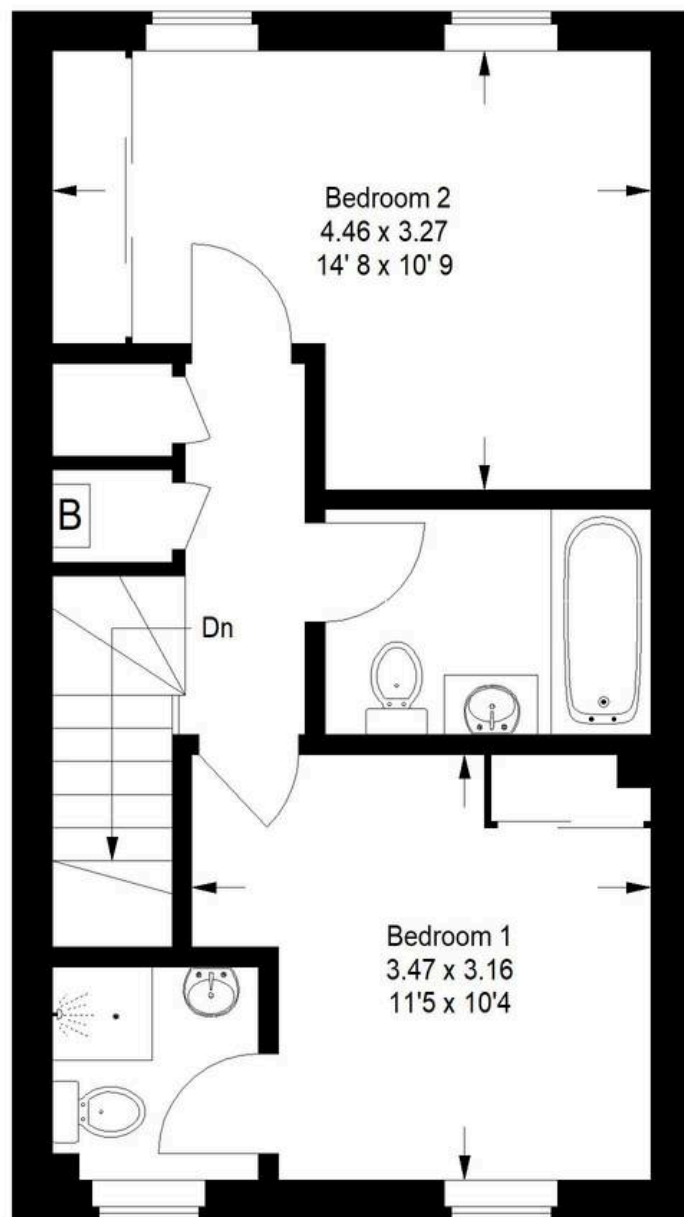


Hewitts Road, Cranleigh

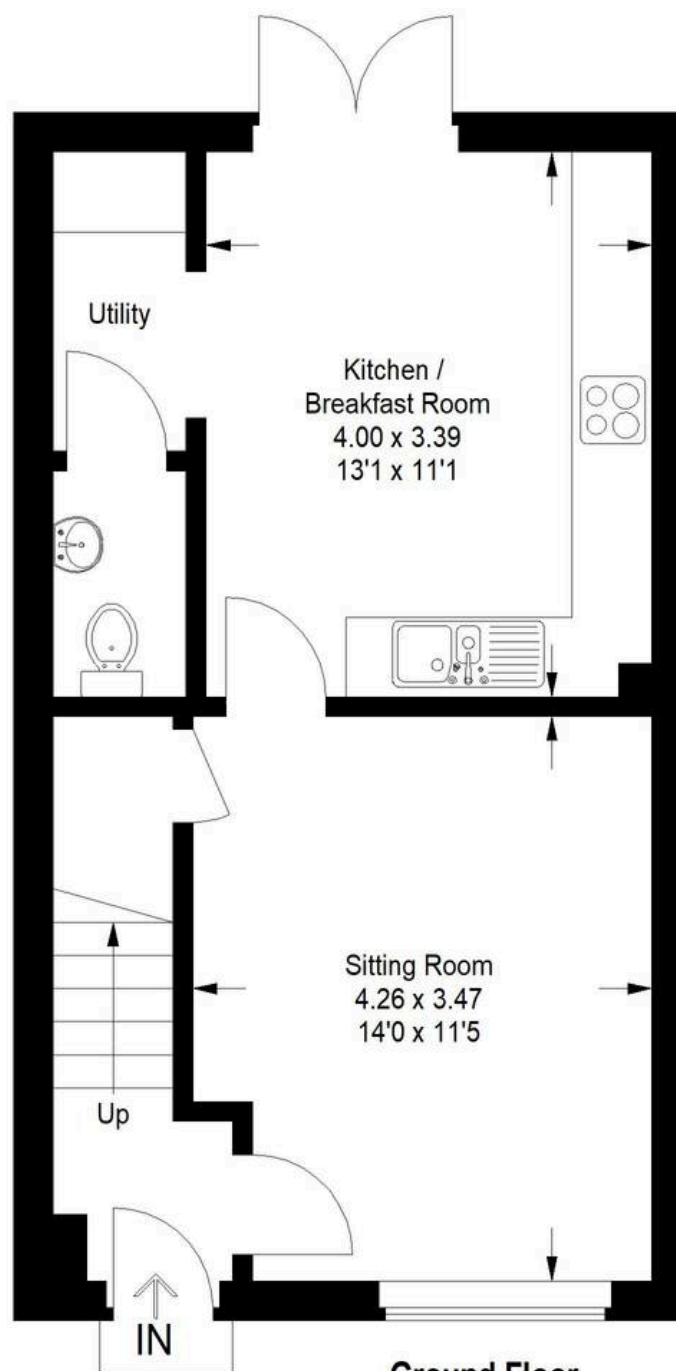
APPROX. GROSS
INTERNAL FLOOR AREA
Ground Floor = 411 SQFT / 38.2 SQM
First Floor = 411 SQFT / 38.2 SQM
Total = 822 SQFT / 76.4 SQM



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



Ground Floor



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.