



3 Cameron Close, Cranleigh GU6 8EB

Offers in Region of £725,000



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ESTATE AGENT
Est. 1991



3 Cameron Close, Cranleigh

Freehold / EPC: D / Council Tax Band: F

- Open Plan Kitchen / Breakfast Room
- Large Conservatory
- Fireplace
- Secluded Rear Garden
- Two Bathrooms
- Double Garage
- Driveway Parking
- Utility Room
- Easy Walking Distance To High Street

Nestled in a peaceful residential setting within easy walking distance of the vibrant High Street, this impressive four bedroom detached house offers a harmonious blend of comfort, space, and practicality.

As you step inside, you are welcomed by a spacious entrance hall that leads through to a beautifully appointed open-plan kitchen and breakfast room, perfect for family gatherings and relaxed entertaining. The kitchen is thoughtfully designed with ample storage and modern appliances, complemented by a separate utility room for added convenience. The kitchen room leads through to a large conservatory providing an inviting space to unwind and enjoy views of the garden. The generous front-to-back living room is centred around a charming fireplace, creating a cosy atmosphere.



3 Cameron Close

Upstairs, the property boasts four well-proportioned bedrooms, including a principal suite with an ensuite shower room and built-in wardrobes, along with a contemporary family bathroom.

The outdoor space further enhances the appeal of this delightful property. The secluded rear garden offers a tranquil retreat, beautifully landscaped with mature planting and a well-maintained lawn, ideal for children to play or for hosting summer gatherings with friends and family. A spacious patio area provides the perfect spot for al fresco dining while the surrounding greenery ensures a high degree of privacy.

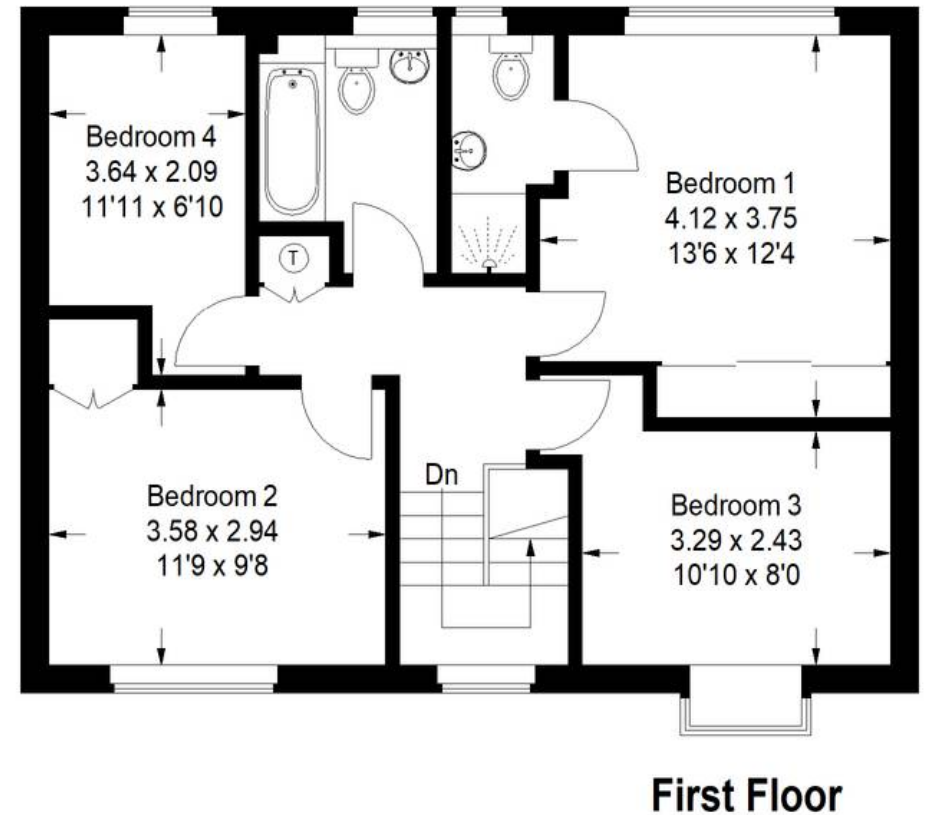
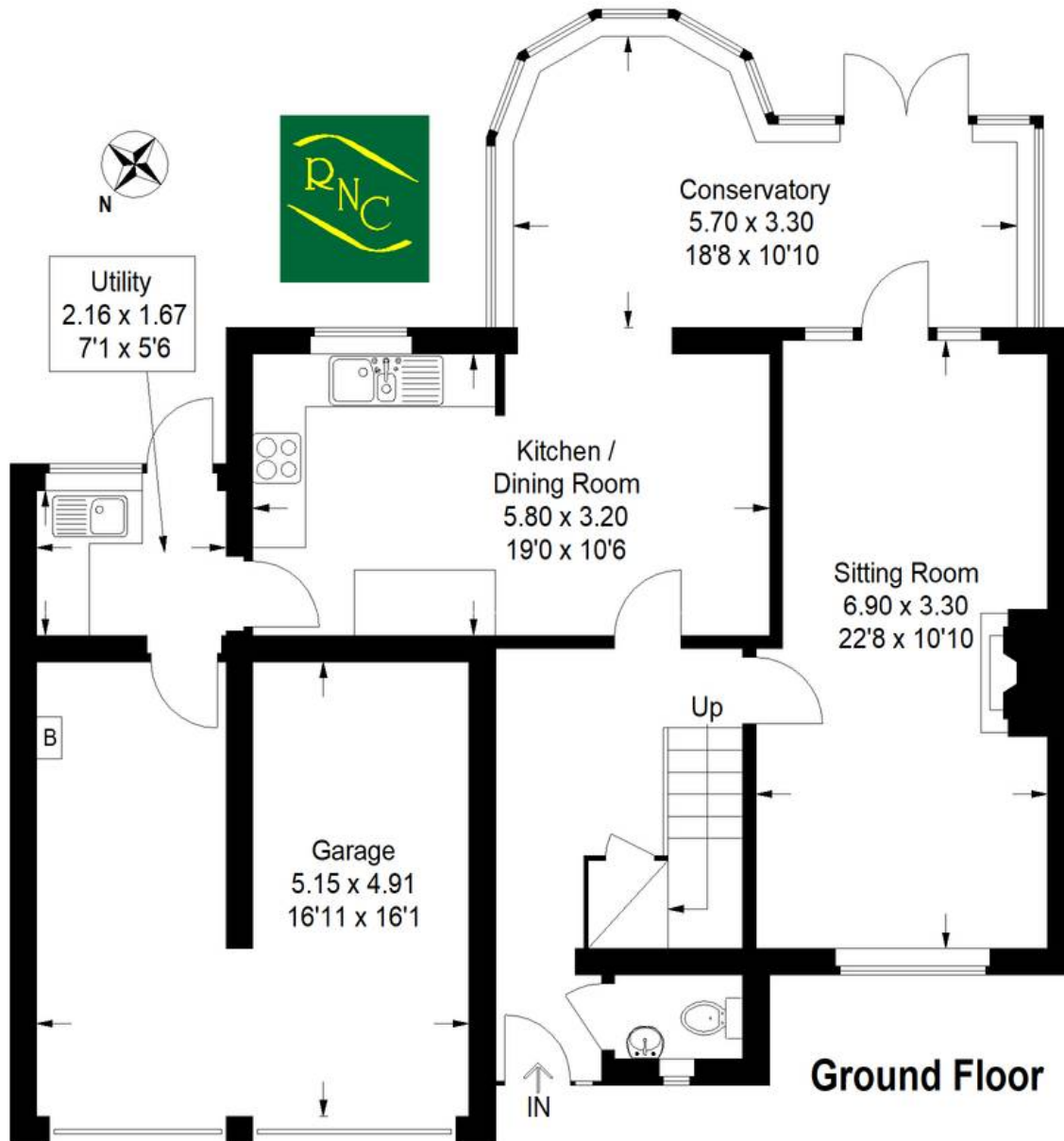
The front of the property features a generous driveway with ample parking for several vehicles, leading to a double garage that offers excellent storage or workshop potential. With its attractive kerb appeal and peaceful setting, the outside space truly complements the welcoming atmosphere found inside the home.





Cameron Close, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 103.7 sq m / 1117 sq ft
 First Floor = 60.7 sq m / 654 sq ft
 Total = 164.4 sq m / 1771 sq ft



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.



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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.