



**Guide Price**  
**£650,000**  
**Freehold**

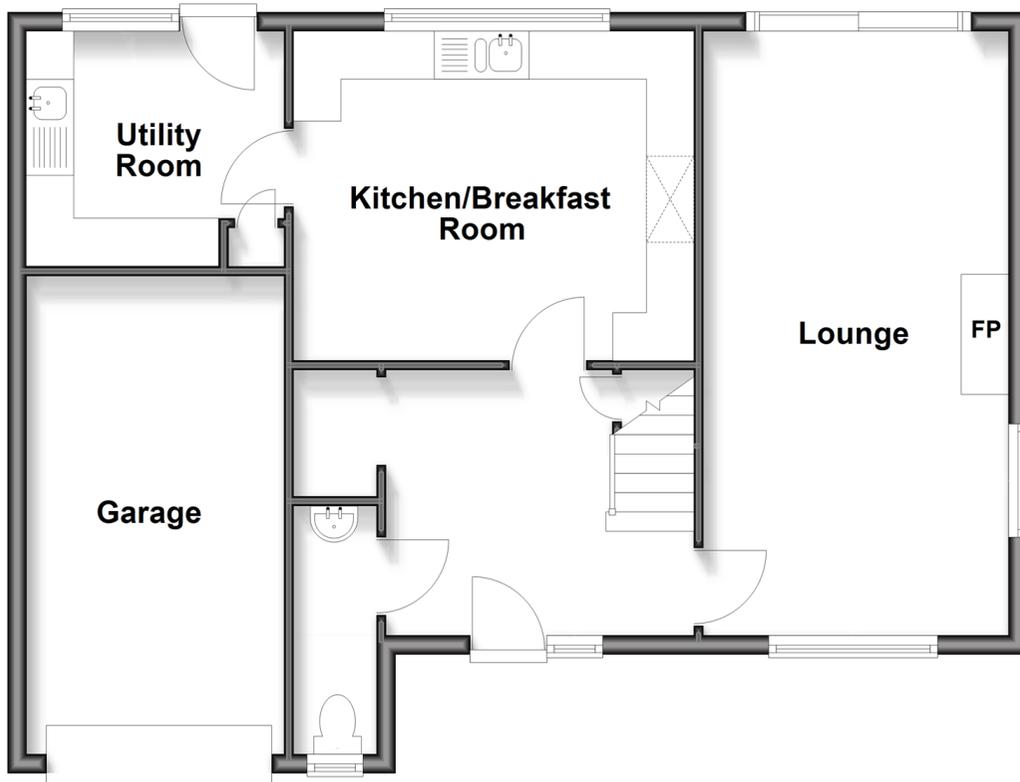
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Horsham Road, Cranleigh, Surrey, GU6

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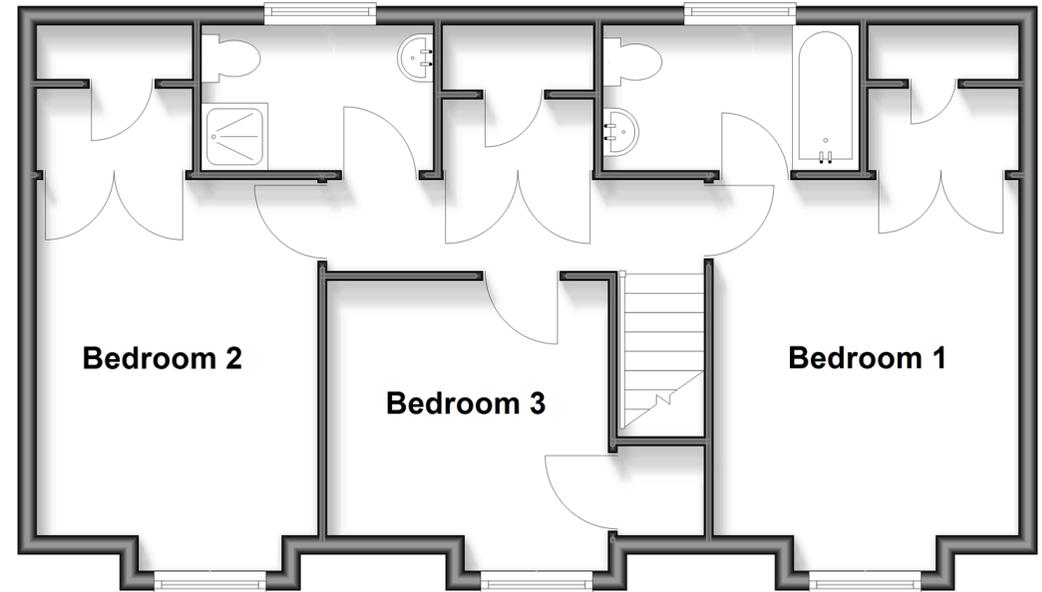
## Ground Floor

Approx. 69.8 sq. metres (750.8 sq. feet)



## First Floor

Approx. 57.8 sq. metres (621.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 20'8 x 10'6 (6.30m x 3.20m)

Kitchen /Breakfast Room: 14'0 x 11'1 (4.27m x 3.38m)

Utility Room

Cloakroom

Garage

### FIRST FLOOR

Landing

Bedroom 1: 13'4 x 10'7 (4.07m x 3.23m)

En Suite

Bedroom 2: 13'4 x 9'10 (4.07m x 3.00m)

Bedroom 3: 9'9 x 8'11 (2.97m x 2.72m)

Shower Room

### OUTSIDE

Driveway

Front Garden

Rear Garden



## Main features

- Detached three bedroom house
- Off road parking and garage
- Great low maintenance garden
- Two bathrooms, cloakroom and utility room
- Offered with no onward chain



### Nearest Schools

Primary Schools: St Cuthbert Mayne 0.4 miles, Cranleigh C of E 0.7 miles, Park Mead 1.0 miles

Secondary Schools: Glebelands School 0.7 miles, Cranleigh School 1.3 miles



### Transport Information

Train Stations: Shalford 7.4 miles, Ockley 9.8 miles, Guildford 10.1 miles



### Address

Horsham Road, Cranleigh, Surrey, GU6



### Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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