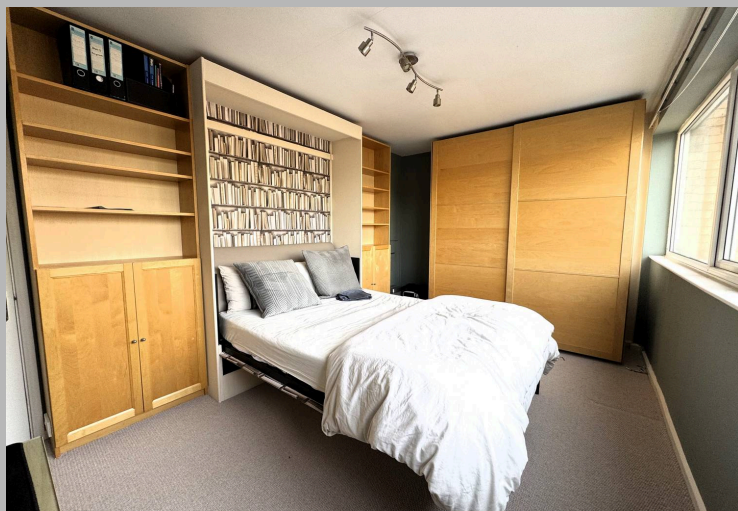


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44 Taylors Crescent, Cranleigh – GU6 7EN

£415,000 Leasehold

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Large 4 Bedroom House | Versatile Accommodation across three floors | Stunning extended Kitchen/Breakfast Room combined with impressive Family Room | Good Decorative Order Throughout | Family Bathroom and Downstairs WC | Private Low Maintenance Garden | Garage | Flexible Living for Families or those that work From Home | No Chain | Viewing recommended

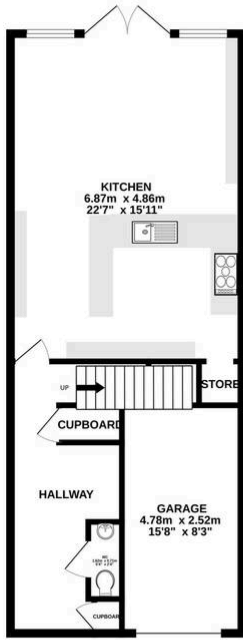
A beautifully presented four bedroom family home situated in a sought after private development close to local schools and less than a mile from the Village Centre. The accommodation is impressive and versatile and split over three levels with large bright rooms throughout. Downstairs boasts a stunning extended open plan kitchen/breakfast room and combined family room with French doors opening directly into the rear garden. On the first floor there is an equally impressive living room and a double bedroom which could also be utilised as extra reception space. The top floor offers three further bedrooms with the Master having a lovely



- › Impressive Family Home
- › 4 Bedrooms
- › Large extended Kitchen/Breakfast & Family Room
- › Versatile Accommodation
- › Low Maintenance Garden
- › Garage & Driveway
- › Good Decorative Order
- › Large Bright Rooms Throughout
- › Private Development Close to Schools with attractive Open Greens around the Estate
- › No Chain



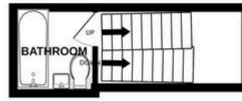
GROUND FLOOR
61.1 sq.m. (658 sq.ft.) approx.



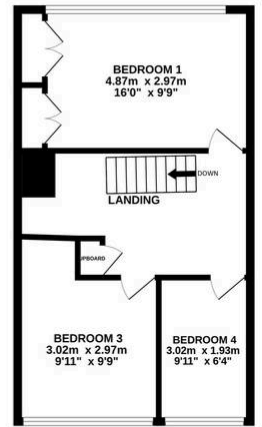
1ST FLOOR
42.2 sq.m. (454 sq.ft.) approx.



3RD FLOOR
8.4 sq.m. (90 sq.ft.) approx.



2ND FLOOR
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 153.2 sq.m. (1649 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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