



13 Exbury Crescent, Cranleigh. GU6 8RE
£595,000



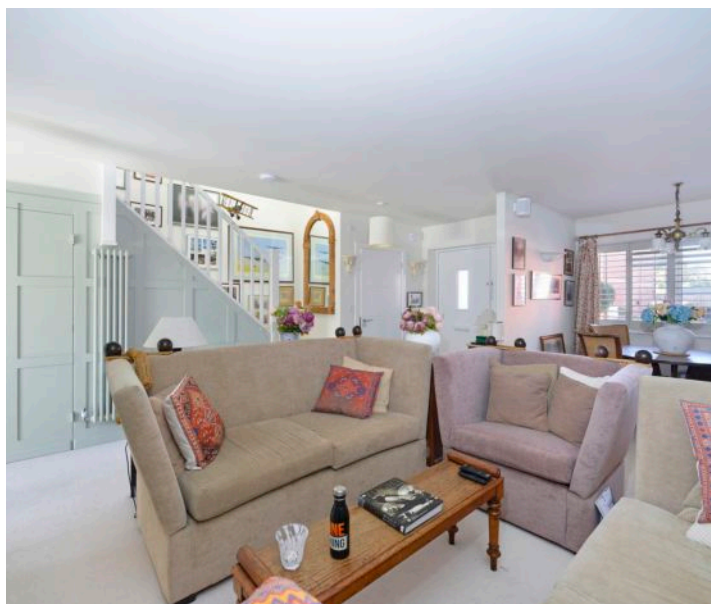
ROGER COUPE
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ESTATE AGENT
Est. 1991



- Three bedroom Semi**
- detached home
 - Remodelled internal
 - accommodation
 - Impressive
 - kitchen/breakfast room
 - South facing landscaped
 - garden
 - Detached single garage

A particularly well presented detached home that has been remodelled tastefully blending a modern contemporary design with classical flow of accommodation. The accommodation is arranged over two floors and features a well proportioned lounge/dining room with ornamental fireplace, good levels of understairs storage and cloakroom. A sliding pocket door leads to a bright and sunny fitted kitchen with central island unit and bifolding doors leading to the garden. Outside, the property is approached via a driveway leading to a single garage. The rear garden is a lovely feature of the property having been beautifully landscaped with two dedicated patio areas with porcelain tiles, areas of neatly maintained lawns and shrub borders around. The rear garden enjoys bright and sunny southerly aspects. We highly recommend a visit to this super home to fully appreciate the accommodation on offer.



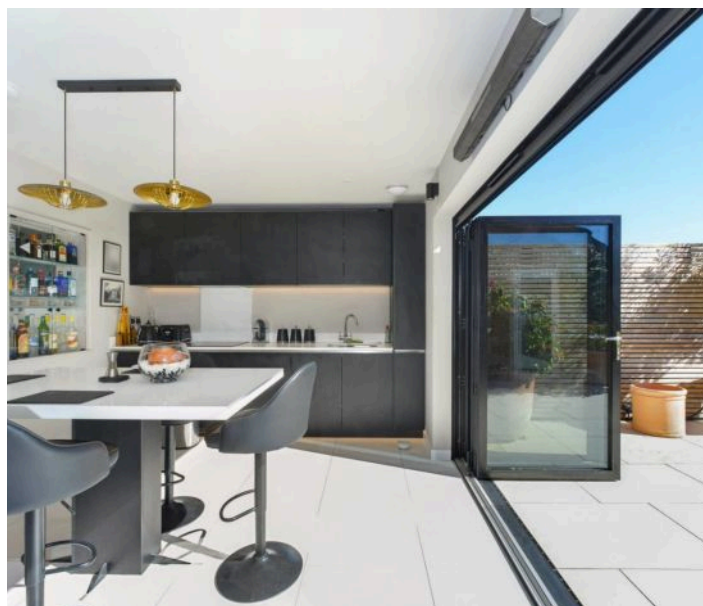
Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 32 minutes. Cranleigh has so much to offer with numerous independent and national shops including a Butchers, Fishmonger, Bakery, M&S Food Hall, Sainsburys, Co-Op, Boots and Handyman's Store. There are three pubs and numerous cafe's/coffee shops and a number of restaurants and wine bars. There is also a Thursday market in Village Way car park. There is a vibrant Arts Centre with café and attracts a wide variety of music, performing arts and cinema. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Knowle Park is a new 60-acre country park and nature reserve in the heart of Cranleigh, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. Lovely countryside surrounds the village, perfect for country walks.

Council Tax band: E

Tenure: Freehold

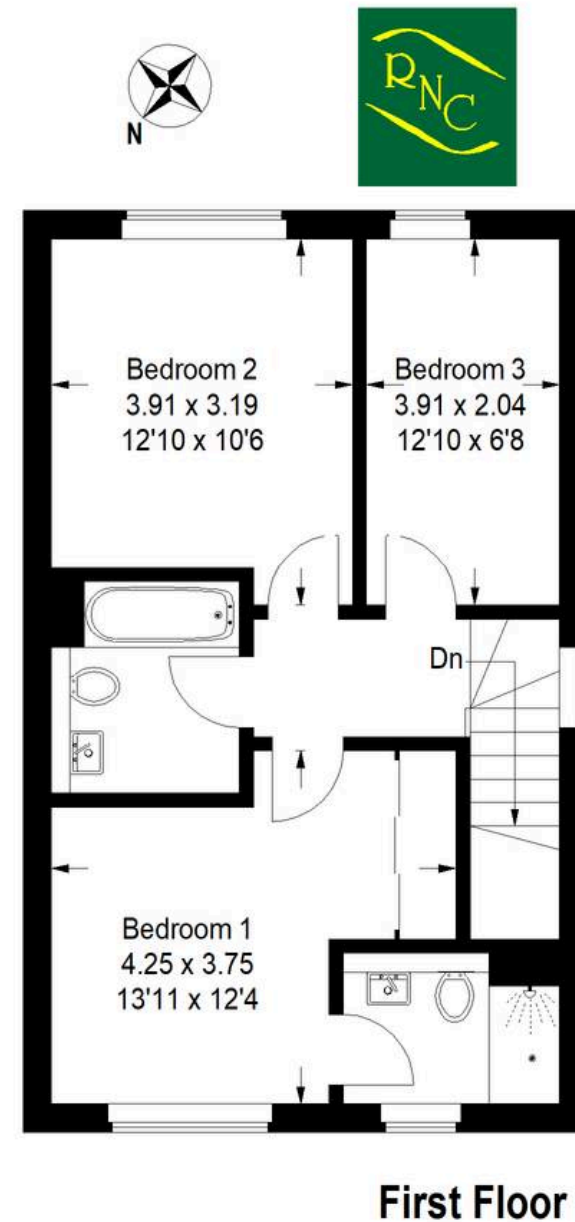
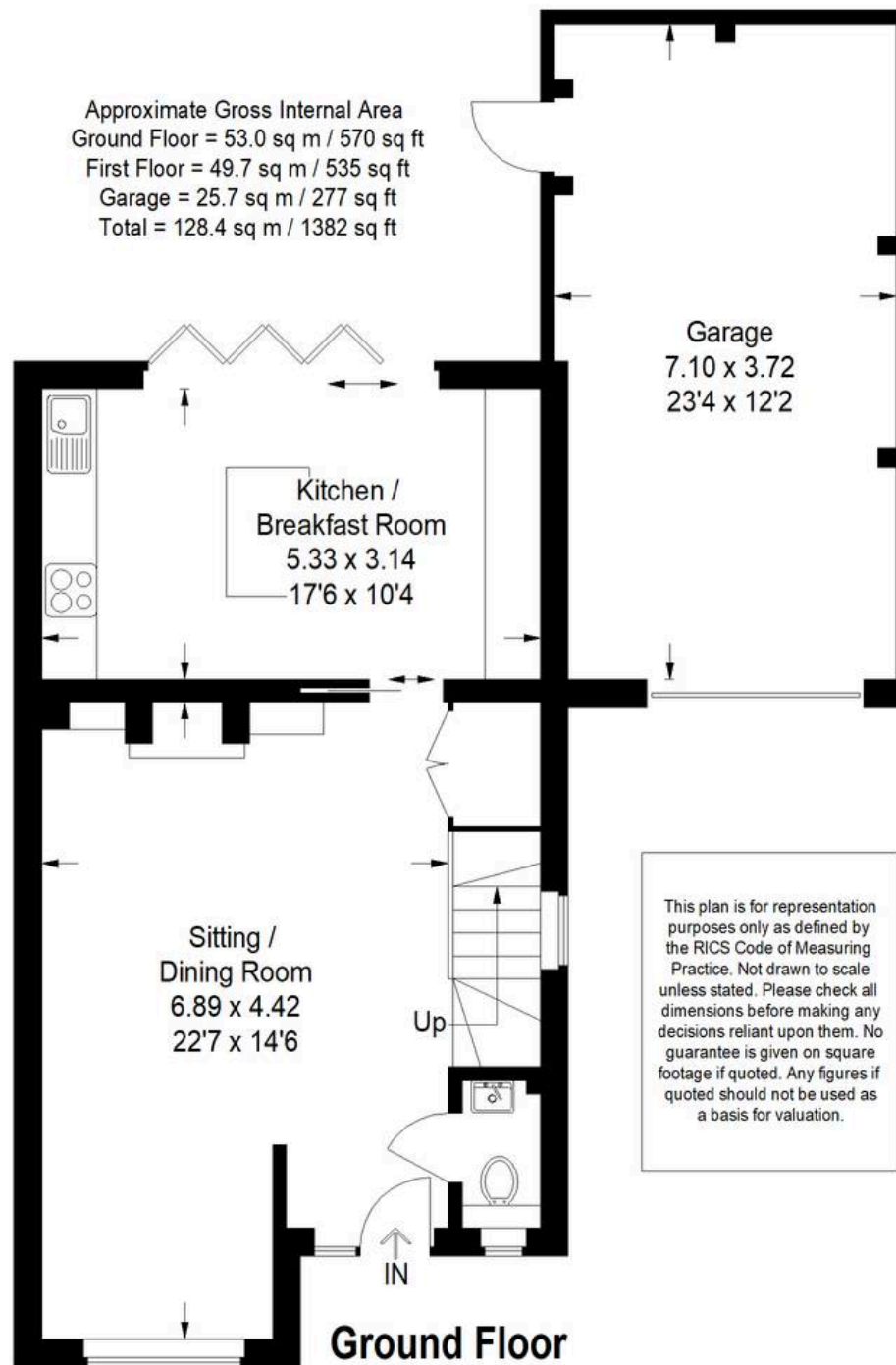
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Exbury Crescent, Cranleigh





Roger Coupe Estate Agent

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483268555 • housesales@rogercoupe.com • www.rogercoupe.com



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.