



3 Ryde Lands

£435,000

Cranleigh, GU6 7DD



3 Bedrooms



2 Receptions



1 Bathrooms



Semi Detached



EPC:

A Spacious and Well Presented 3 Bed House | Living Room | Dining/Family Room | Recently Renovated Kitchen/Breakfast Room | Refitted Modern Bathroom | Three Double Bedrooms | Downstairs WC | South Facing Garden | Driveway | Excellent Order A well-presented three-bedroom semi-detached home situated in a quiet residential street. Offering comfortable living space across two floors, this property is ideal for families looking to settle in this popular Surrey village.

The ground floor features a spacious sitting room with patio doors opening onto the rear garden, a separate dining/family room, and a generous kitchen/breakfast room fitted with Contemporary shaker-style cabinetry, integrated appliances, and attractive flooring. Upstairs you'll find three well-proportioned bedrooms and a family bathroom. Outside, the rear garden has been thoughtfully landscaped with a paved patio area complete with a retractable awning — perfect for entertaining — alongside a lawned section, raised planting beds, and a garden shed. To the front, there is off-road parking and an EV charging point.



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Approximate Gross Internal Area
 Ground Floor :- 61 sq m / 657 sq ft
 First Floor :- 43 sq m / 463 sq ft
 Total :- 104 sq m / 1119 sq ft

