

Freehold £430,000

Hawking Drive, Cranleigh, Surrey GU6 8FY



- Two Storey, Semi Detached House
- Spacious, Reception/Dining Room
- Bathroom plus Downstairs WC
- South-West-Facing Rear Garden
- Approx. 830 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

This smartly-presented, semi-detached property has a conventional, modern layout with a ground-floor cloakroom/WC and good-sized kitchen at the front while at the rear is a spacious reception/dining room. A door leads out to a south-west-facing garden with patio, lawn and timber shed. The garden can also be accessed via a side gate. On the first floor of the house are two generously-sized double bedrooms plus the bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with two forecourt parking spaces and Hawking Drive is within walking distance, or brief cycle ride, of the centre of Cranleigh. The village is sometimes described as England's largest and has an attractive and vibrant High Street with a healthy mix of familiar names and local independents. Nearby Knowle Country Park is a recently-developed nature reserve which offers beautiful, outside space to enjoy as well as hosting occasional events. Guildford is approximately ten miles to the north-west, Horsham around eleven miles south-east.

Tenure: Freehold.

Estate Charge: £46.14 per month (subject to annual review).

Council Tax: Band D, Waverley Borough Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

