

Freehold £465,000

New Bridge Road, Cranleigh, Surrey GU6 8UT



- Two Storey, Semi Detached House
- Good-Sized Kitchen
- Bathroom plus Downstairs WC
- Rear Garden
- Approx. 962 Sqft Gross Internal Area
- Spacious Reception/Dining Room
- Very Good Energy Efficiency Rating
- Three-Car Driveway

GENERAL DESCRIPTION

This recently-constructed, semi-detached property has a generously-sized kitchen with integrated appliances. There is a central cloakroom/WC and a reception/dining room at the rear. A door leads out to an east-facing garden with lawn and pergola. On the first floor of the house are two large bedrooms plus a third bedroom which, though smaller, could still be considered a comfortable double. The bathroom is simple yet stylish and the well insulated walls, roof and floor, high performance glazing and modern gas central heating system all contribute towards a very good energy-efficiency rating. The property comes with a three-car driveway and is also within walking distance, or a brief bike ride, of Cranleigh High Street. The village has an arts centre and leisure centre, along with a range of shops and other amenities. Knowle Country Park/Nature Reserve is nearby and offers beautiful, outside space to enjoy as well as hosting occasional events. Guildford is approximately eight miles to the north-west, Horsham around twelve miles south-east.

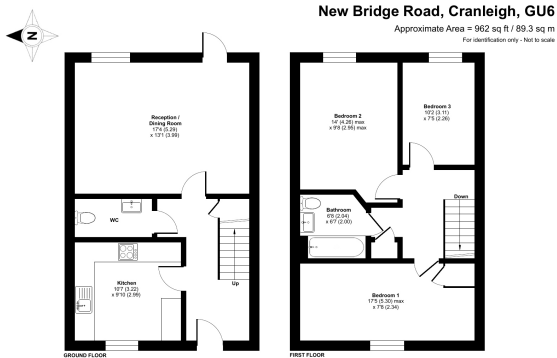
Tenure: Freehold.

Estate Charge: £23.52 per month (subject to annual review).

Council Tax: Band E, 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.



Floor plans produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential) - October 2018. Prepared by Urban Moves, 827, 1420200

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

10' 7" x 9' 10" (3.22m x 2.99m)

W.C.

Reception / Dining Room

17' 4" x 13' 1" (5.29m x 3.99m)

FIRST FLOOR

Landing

Bedroom 1

17' 5" max. x 7' 8" (5.30m x 2.34m)

Bathroom

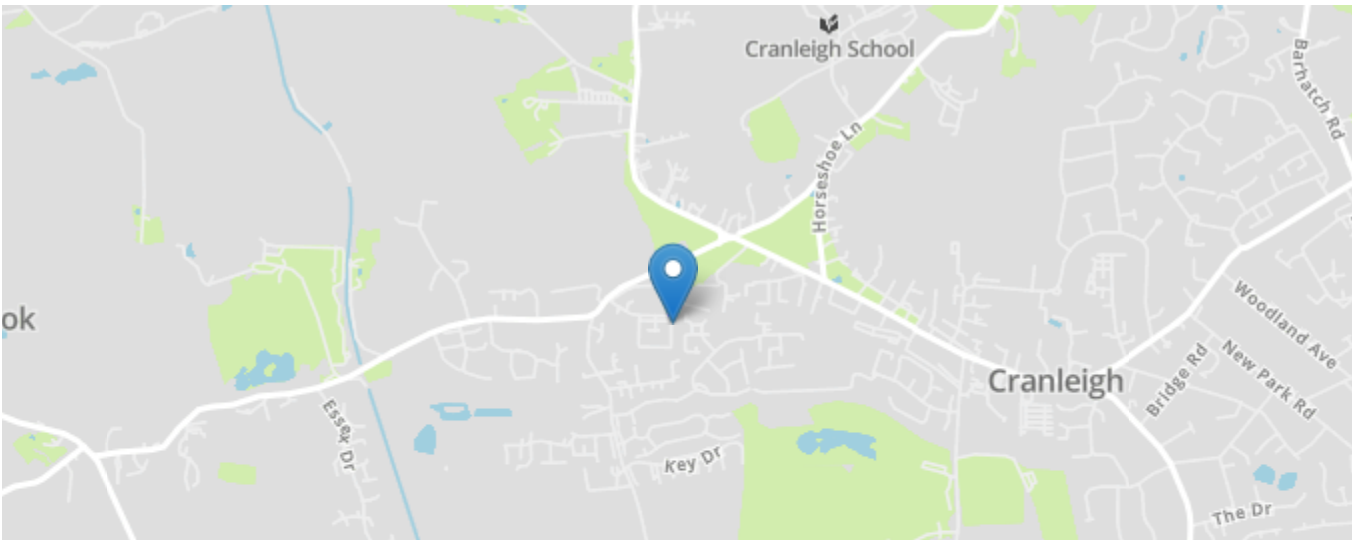
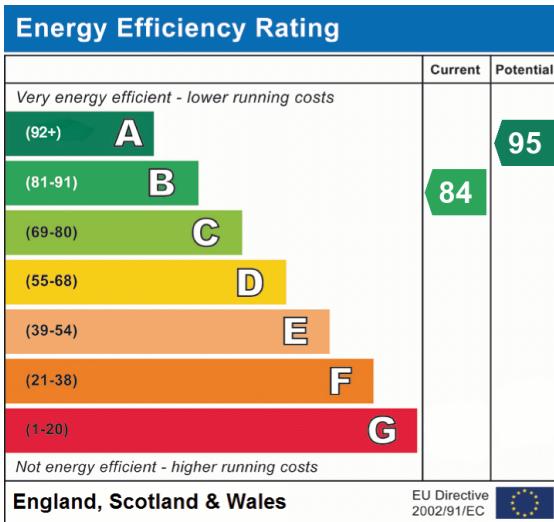
6' 8" max. x 6' 7" max. (2.04m x 2.00m)

Bedroom 2

14' 0" max. x 9' 8" (4.26m x 2.95m)

Bedroom 3

10' 2" x 7' 5" (3.11m x 2.26m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.