

Freehold £415,000

Hawking Drive, Cranleigh, Surrey GU6 8FY



- Two Storey, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- South West Facing Rear Garden
- Approx. 848 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway Parking

## GENERAL DESCRIPTION

This smartly-presented, semi-detached property has a conventional, modern layout with a ground-floor cloakroom and attractive kitchen at the front while at the rear is a spacious reception/dining room. A door leads out to a neatly-kept, south-west-facing garden with patio and lawn. On the first floor are two generously-sized double bedrooms, with large windows, plus a simple yet stylish family bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. A driveway at the side of the house provides space for off-street parking. Hawking Drive is within comfortable walking distance, or a brief cycle ride, of the centre of Cranleigh. The village is sometimes described as England's largest and has a vibrant High Street with a healthy mix of familiar names and local independents.

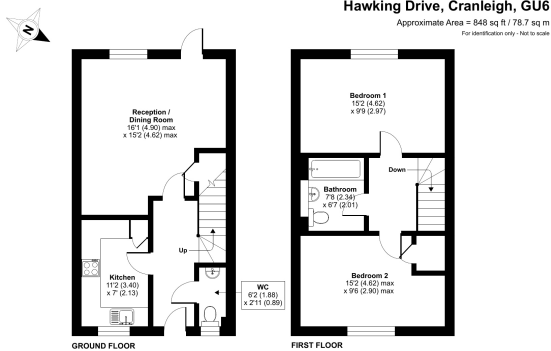
**Tenure:** Freehold.

**Estate Charge:** £47.19 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.



Plans also produced in accordance with RICS Property Measurement 3rd Edition, International Residential Property Measurement Standards (IPIMS Residential), Cranleigh 2024. Produced by Urban Moves, REG: 122834

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Cloakroom

6' 2" x 2' 11" (1.88m x 0.89m)

#### Kitchen

11' 2" x 7' 0" (3.40m x 2.13m)

#### Reception / Dining Room

16' 1" max. x 15' 2" max. (4.90m x 4.62m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

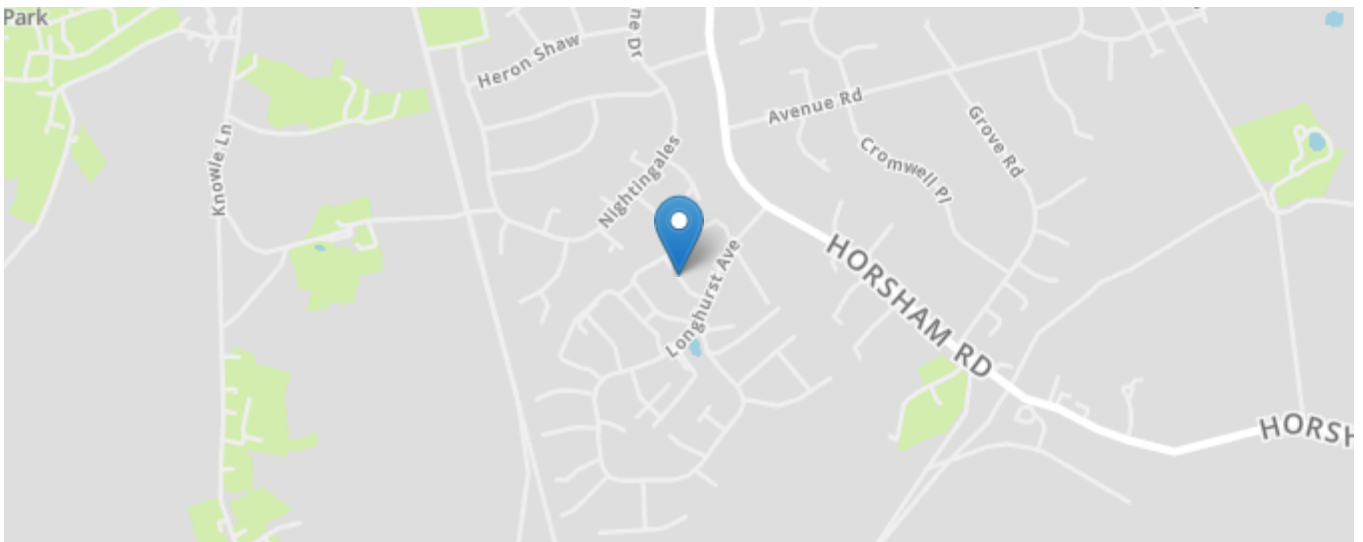
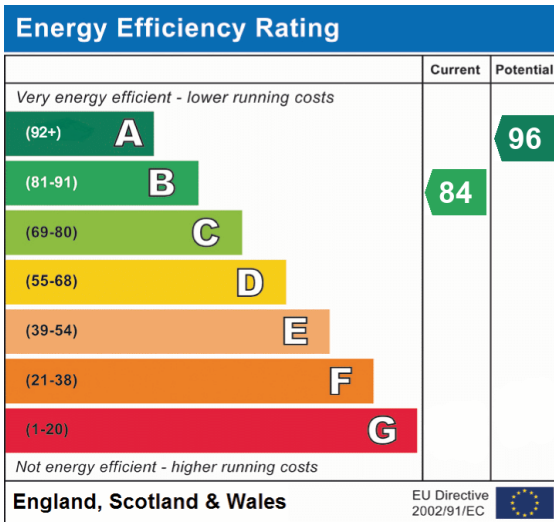
15' 2" x 9' 9" (4.62m x 2.97m)

#### Bathroom

7' 8" x 6' 7" (2.34m x 2.01m)

#### Bedroom 2

15' 2" max. x 9' 6" max. (4.62m x 2.90m)



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.