

Freehold £575,000

New Bridge Road, Cranleigh, Surrey GU6 8UT



- Two Storey, Four Bedroom, Semi-Detached House
- Smart, Modern Kitchen
- Bathroom plus Downstairs WC
- Rear Garden
- Approx. 1138 Sqft Gross Internal Area
- Spacious Reception/Dining Room
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

This recently-constructed, semi-detached property provides more than eleven hundred square foot of accommodation arranged over two storeys. There is a cloakroom/WC just off the entrance hall and an attractive kitchen with sleek units and integrated appliances. Double doors lead from the twenty-foot living/dining room out to a west-facing rear garden with patio, lawn and timber shed. On the first floor of the house are two large bedrooms plus two further bedrooms which, though smaller, could still be considered comfortable doubles. There is also a stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The property comes with two forecourt parking spaces 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.

Council Tax: Band E, Waverley Borough Council.

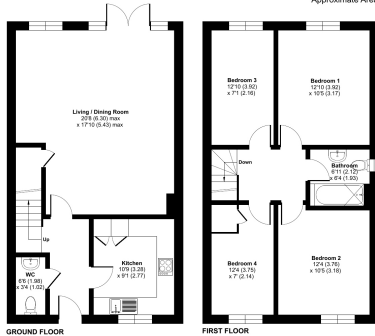
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

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.

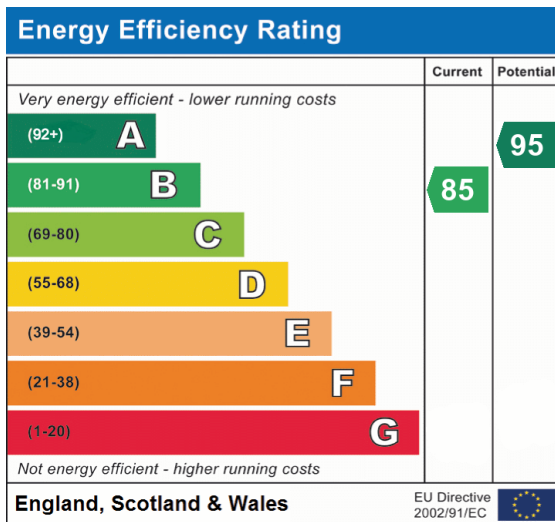


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Approximate Area = 1138 sq ft / 105.7 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves Ltd.
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DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

6' 6" x 3' 4" (1.98m x 1.02m)

Kitchen

10' 9" x 9' 1" (3.28m x 2.77m)

Living / Dining Room

20' 8" max. x 17' 10" max. (6.30m x 5.43m)

FIRST FLOOR

Landing

Bedroom 1

12' 10" x 10' 5" (3.92m x 3.17m)

Bathroom

6' 11" max. x 6' 4" max. (2.12m x 1.93m)

Bedroom 2

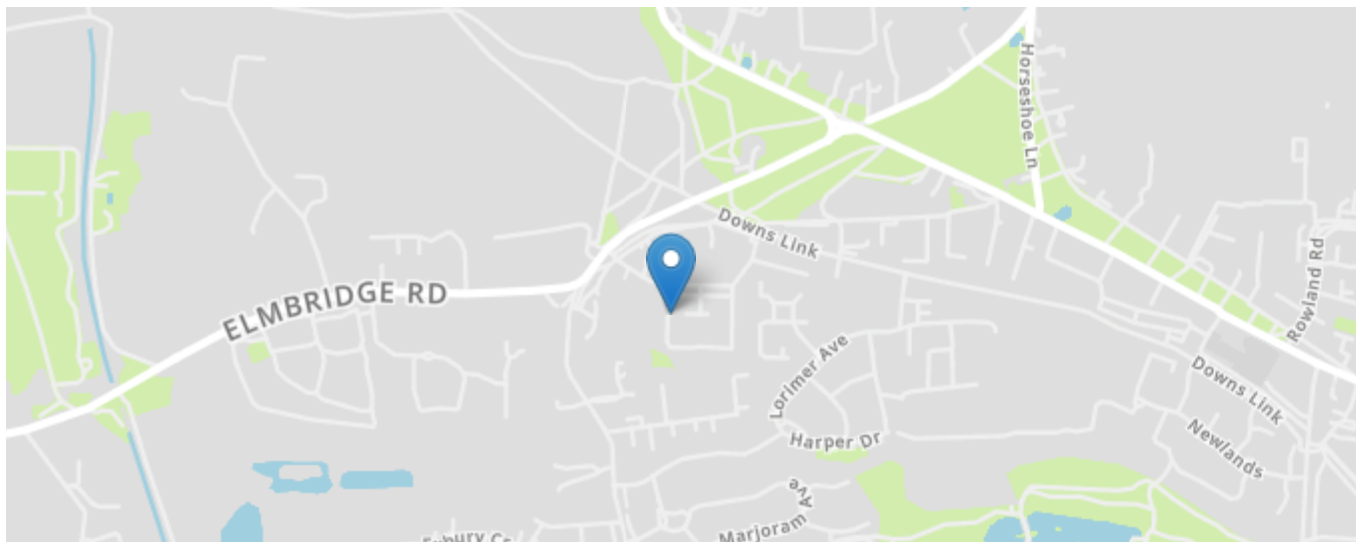
12' 4" max. x 10' 5" (3.76m x 3.18m)

Bedroom 3

12' 10" x 7' 1" (3.92m x 2.16m)

Bedroom 4

12' 4" max. x 7' 0" (3.76m x 2.13m)



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.