



GADBRIDGE LANE, EWHURST

4 BEDROOM SEMI-DETACHED PROPERTY SITUATED IN THE PICTURESQUE VILLAGE OF EWHURST. THIS HOME HAS A LARGE BEAUTIFUL REAR GARDEN BACKING ONTO WOODLAND. IT ALSO HAS THE POTENTIAL TO EXTEND INTO THE GARAGE AND ABOVE TO CREATE A LARGER 4TH BEDROOM & ENSUITE.

PROPERTY FEATURES

HOUSE

- 4 BEDROOMS (3 DOUBLES & 1 SINGLE)
- FAMILY BATHROOM
- LARGE KITCHEN/DINER STRETCHING ACROSS THE REAR OF THE PROPERTY WITH DOUBLE DOORS ONTO THE GARDEN. DOUBLE GLAZED THROUGHOUT
- DOWNSTAIRS W/C
- SITTING ROOM WITH WORKING FIREPLACE
- SPACE TO CONVERT THE GARAGE INTO ADDITIONAL RECEPTION ROOM & UTILITY AND ON THE FIRST FLOOR TO CREATE AN ENSUITE & LARGER 4TH

OUTSIDE

- LARGE GARDEN AT THE REAR OF THE PROPERTY. SEATING AREA, SUMMER HOUSE, LARGE VEGETABLE GROWING WITH RAISED BEDS,, SHED & POLYTUNNEL. WILD MEADOW AREA & WOODLAND SECTION.
- ACCESS ROUND THE SIDE OF THE PROPERTY
- GARAGE WITH SIDE DOOR,

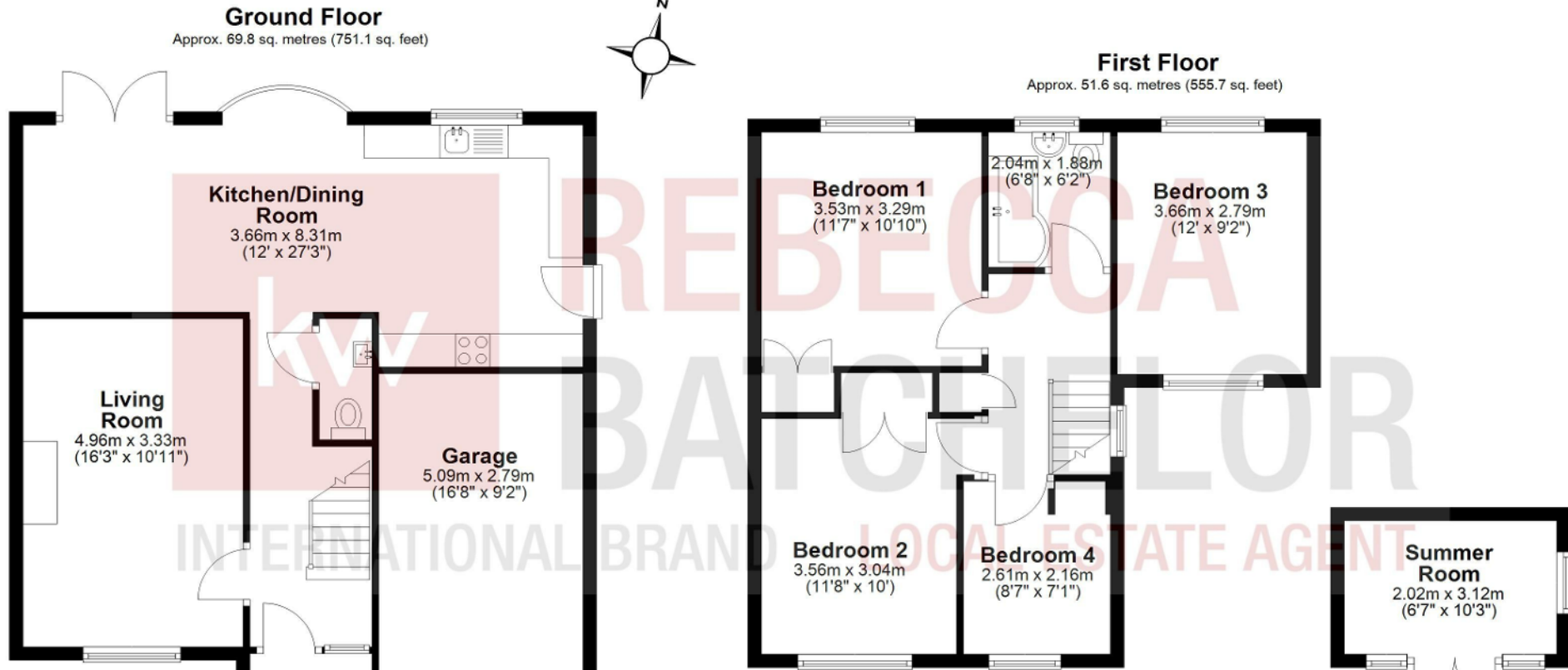
THE AREA

- EWHURST IS NESTLED IN THE SURREY HILLS.
- 2 MILES FROM CRANLEIGH WITH ITS INDEPENDENT SHOPS, SUPERMARKET & LEISURE FACILITIES.
- EWHURST HAS A JUNIOR SCHOOL, SHOP, PUB, CHURCH AND CLUBS INCLUDING CRICKET.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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