



THE GREEN, EWHURST

3 BEDROOM SEMI-DETACHED COTTAGE SITUATED ALMOST OPPOSITE THE CRICKET GREEN IN THE PICTURESQUE VILLAGE OF EWHURST. THIS COSY HOME HAS MANY ORIGINAL FEATURES & A VERY PRETTY COTTAGE GARDEN. GARAGE & DRIVEWAY WITH PARKING FOR 2 CARS.

PROPERTY FEATURES

HOUSE

- 3 DOUBLE BEDROOMS (ONE WITH TOILET AND SINK EN-SUITE),
- FAMILY BATHROOM,
- GOOD SIZE KITCHEN,
- DINING ROOM,
- BRIGHT SITTING ROOM WITH WORKING WOODBURNER,
- DOWNSTAIRS W/C & BIDET
- LEAN-TO FOR COATS AND STORAGE.

OUTSIDE

- PRETTY COTTAGE GARDEN WITH LOTS OF SEATING AREAS - IDEAL FOR RELAXING AND READING A BOOK,
- RAISED VEGETABLE/FLOWER GROWING BEDS,
- ACCESS TO THE REAR OF THE PROPERTY.
- GARAGE WITH SIDE DOOR,
- GRAVEL DRIVE WITH PARKING FOR TWO CARS.

THE AREA

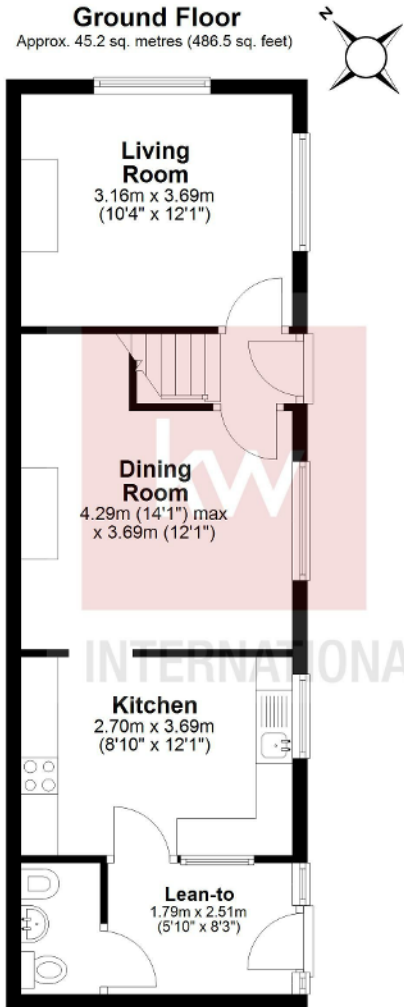
- EWHURST IS NESTLED IN THE SURREY HILLS,
- 2 MILES FROM CRANLEIGH WITH ITS INDEPENDENT SHOPS, SUPERMARKET & LEISURE FACILITIES,
- EWHURST HAS A JUNIOR SCHOOL, SHOP, PUB, CHURCH AND CLUBS INCLUDING CRICKET.



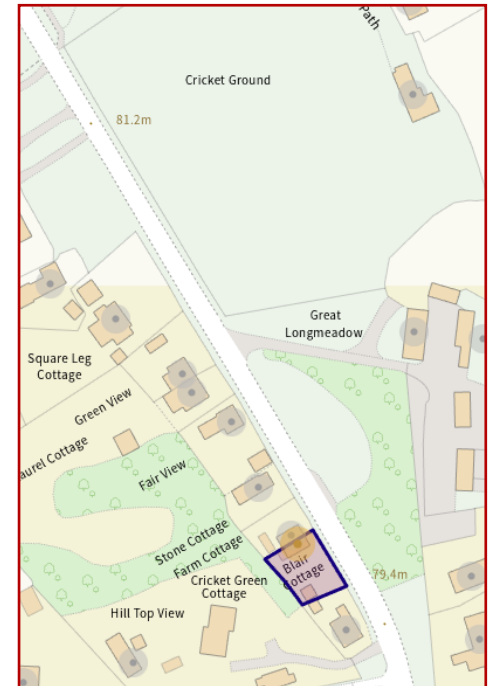


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.

Copyright Within Walls. 2024 - Produced for Rebecca Batchelor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: D

COUNCIL: WAVERLEY BOROUGH COUNCIL

SERVICES: MAINS GAS & SEWERAGE

TENURE: FREEHOLD

TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL
REBECCA 07464 043 045.