



CHARTS CLOSE, CRANLEIGH, SURREY

THIS BEAUTIFULLY EXTENDED PROPERTY OFFERS A SPACIOUS, LIGHT-FILLED FAMILY HOME WITH A STUNNING FEATURE KITCHEN. LOCATED ON A QUIET STREET, IT'S WITHIN WALKING DISTANCE OF CRANLEIGH'S SHOPS, CAFES, SUPERMARKET, LEISURE FACILITIES, AND SCHOOLS, MAKING IT AN IDEAL HOME

PROPERTY FEATURES

HOUSE

- BEAUTIFULLY EXTENDED, SPACIOUS FAMILY HOME WITH FEATURE KITCHEN.
- HIGH-QUALITY FINISHES, INCLUDING FARROW & BALL PAINT.
- KITCHEN WITH ISLAND, UNDERFLOOR HEATING, HARVEY JONES CABINETRY, OPENING ONTO THE GARDEN.
- OAK PARQUET FLOORING IN THE ENTRANCE HALL.
- SITTING ROOM WITH CHESNEY'S FIREPLACE AND WOOD-BURNING STOVE.
- THREE DOUBLE BEDROOMS WITH FITTED WARDROBES AND ULSTER CARPETS PLUS
- LARGE MASTER BEDROOM OVERLOOKING THE GARDEN.
- LUXURIOUS BATHROOM WITH SEPARATE BATH AND SHOWER.
- NEW DOUBLE-GLAZED WINDOWS THROUGHOUT.



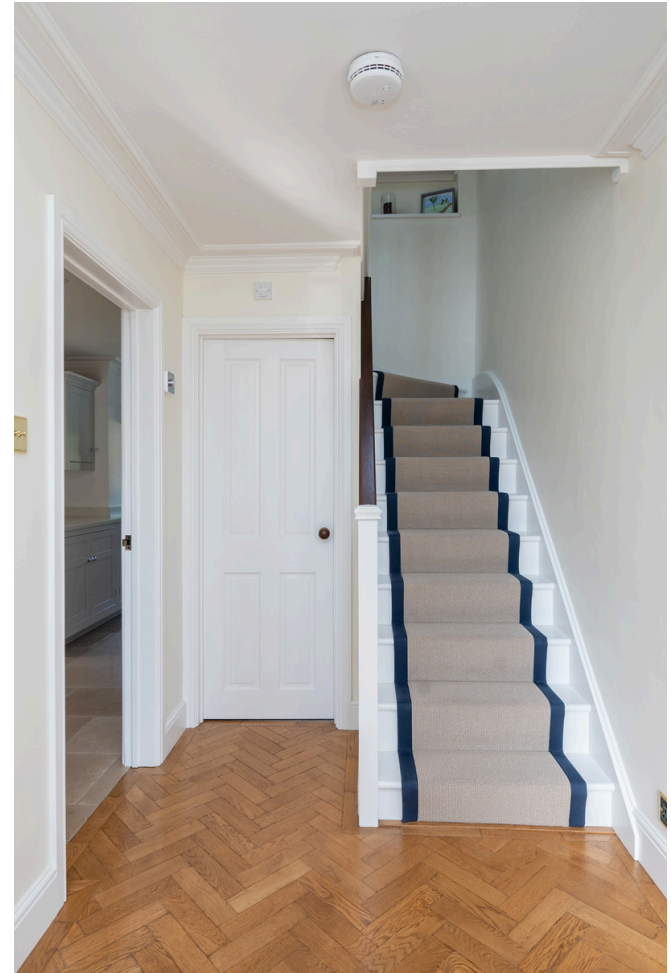
THE AREA

- LOCATED ON A QUIET RESIDENTIAL STREET.
- WALKING DISTANCE TO CRANLEIGH WITH INDEPENDENT SHOPS, CAFES, SUPERMARKET, ART, AND LEISURE FACILITIES (INCLUDING A POOL).
- CLOSE TO PRIMARY, SECONDARY, AND INDEPENDENT SCHOOLS, MAKING IT IDEAL FOR FAMILIES.

OUTSIDE

- BLEND OF GRASS AND PATIO, PERFECT FOR FAMILIES AND ENTERTAINING.
- GARDEN ROOM WITH BI-FOLD DOORS, WESTERN RED CEDAR CLADDING, WI-FI, AND SOUNDPROOFING.
- FRONT DRIVEWAY WITH PARKING FOR SEVERAL CARS, A CARPORT, AND SINGLE GARAGE WITH ELECTRIC DOOR AND EV CHARGE POINT.







COUNCIL TAX BAND: F

COUNCIL: WAVERLEY BOROUGH COUNCIL

SERVICES: MAINS GAS & SEWERAGE

TENURE: FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

APPROX GROSS INTERNAL AREA = 163.5 SQ_M / 1760 SQ_FT
 APPROX GARDEN ROOM INTERNAL AREA = 18 SQ_M / 215 SQ_FT
 APPROX GARAGE INTERNAL AREA = 19.9 SQ_M / 215 SQ_FT
 APPROX TOTAL INTERNAL AREA = 201.4 SQ_M / 2169 SQ_FT



INTERNATIONAL BRAND - LOCAL ESTATE AGENT 07464 043045

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