



Plot 3 Amber Waterside, Cranleigh  
£650,000



ROGER COUPE  
LAND & NEW HOMES





# 1 Rocket Road

## Plot 3 Amber Waterside

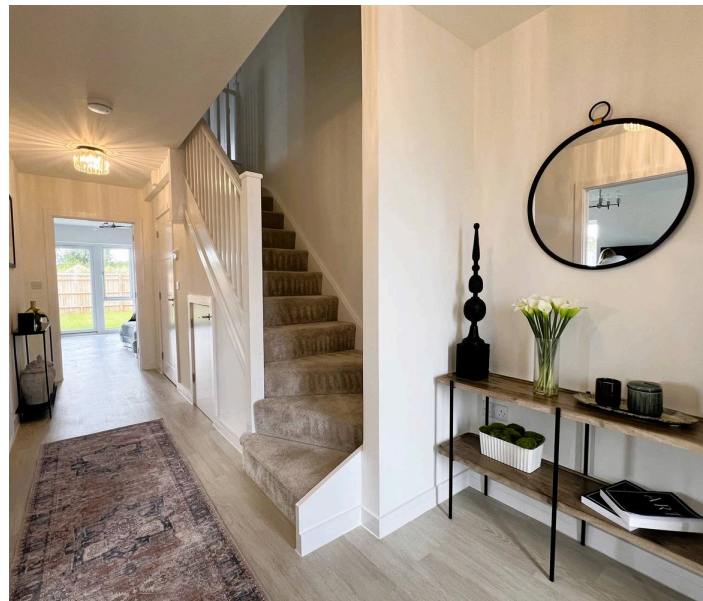
- Viewings by appointment only
- Energy efficient home with an excellent B rating or above
- Sale & Lease Back Investment Opportunity
- Garage and driveway
- Spacious open plan kitchen/dining/living room
- 1295 sq ft Detached 3 bedroom 2 bathroom home
- 2 Year Leaseback Agreement - £3500 pcm

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



# THE CEDAR

3 BEDROOM HOME

1295 SQ FT



## GROUND FLOOR

Kitchen/ Dining/Living

9031mm x 5342mm

29' 8" x 17' 6"

HOUSES 46, 56, 65, 91, 107

3, 19, 99, 111 ARE A MIRROR IMAGE.

----- Denotes vaulted ceiling

V velux window



## FIRST FLOOR

Master Bedroom

4607mm x 3807mm

15' 1" x 12' 6"

Bedroom 2

4038mm x 3486mm

13' 3" x 11' 5"

Bedroom 3

3279mm x 4202mm

10' 9" x 13' 9"





## Roger Coupe Estate Agent

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.