



46 Cranleigh Mead, Cranleigh  
£450,000



**ROGER COUPE**  
*your local property experts*

ESTATE AGENT  
Est. 1991



## 46 Cranleigh Mead

### Cranleigh

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 32 minutes. Cranleigh has so much to offer with numerous independent and national shops including a Butchers, Fishmonger, Bakery, M&S Food Hall, Sainsburys, Co-Op, Boots and Handyman's Store. There are three pubs and numerous cafe's/coffee shops and a number of restaurants and wine bars. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Knowle Park is a new 60-acre country park and nature reserve in the heart of Cranleigh, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating: TBA



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Situated on a good sized south facing garden plot, this three bedroom semi-detached property offers an adaptable arrangement of accommodation, arranged over two floors in this popular residential road. On the ground floor, there is an entrance hall, front to back living room with conservatory off, family room and kitchen. Stairs rise to the first floor where there are three bedrooms with bedroom two having a small ensuite shower and a family bathroom completes the accommodation. Outside, the property is approached via a driveway providing parking for several cars, side access to the rear garden which is mainly laid to lawn and enjoys a bright and sunny southerly aspect. At the foot of the garden, there is a detached double garage accessed off Longpoles Road, which is a key additional asset of this property. The home now is a little dated and would benefit from some modernisation and is offered for sale with no onward chain.

- Three bedroom semi detached home
- Two reception rooms
- Conservatory
- Large south facing garden
- Double garage
- Scope for modernisation
- No onward chain





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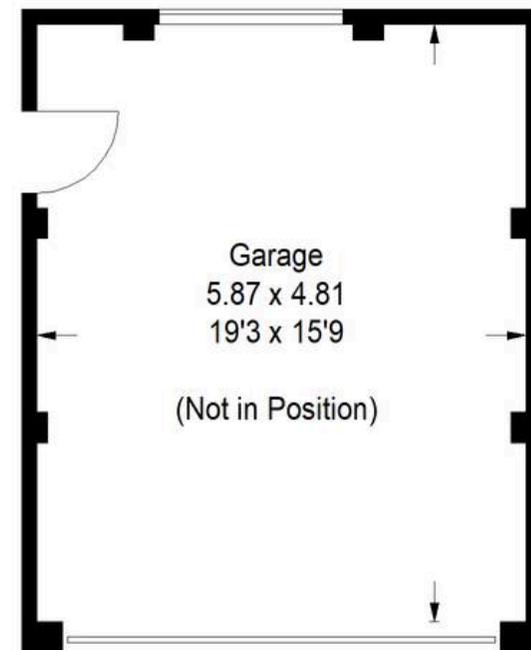
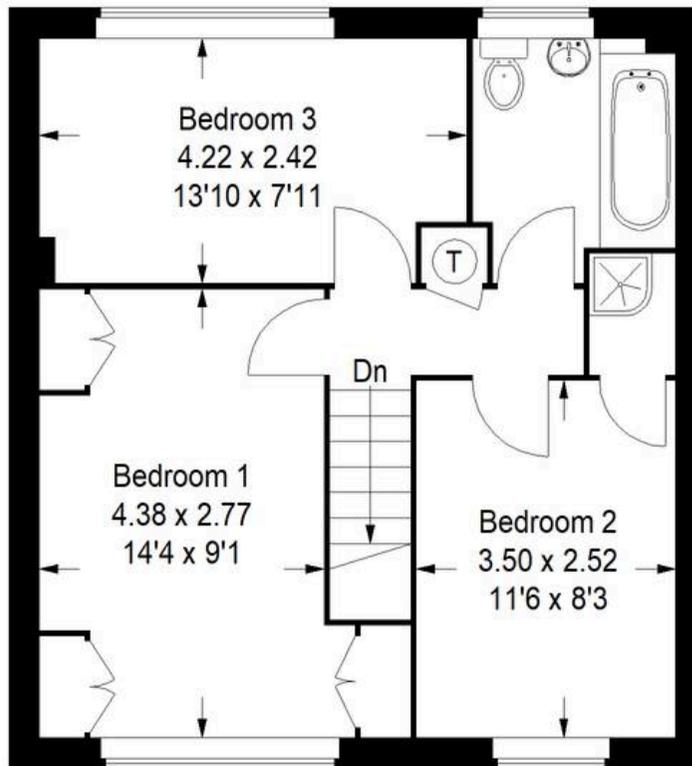
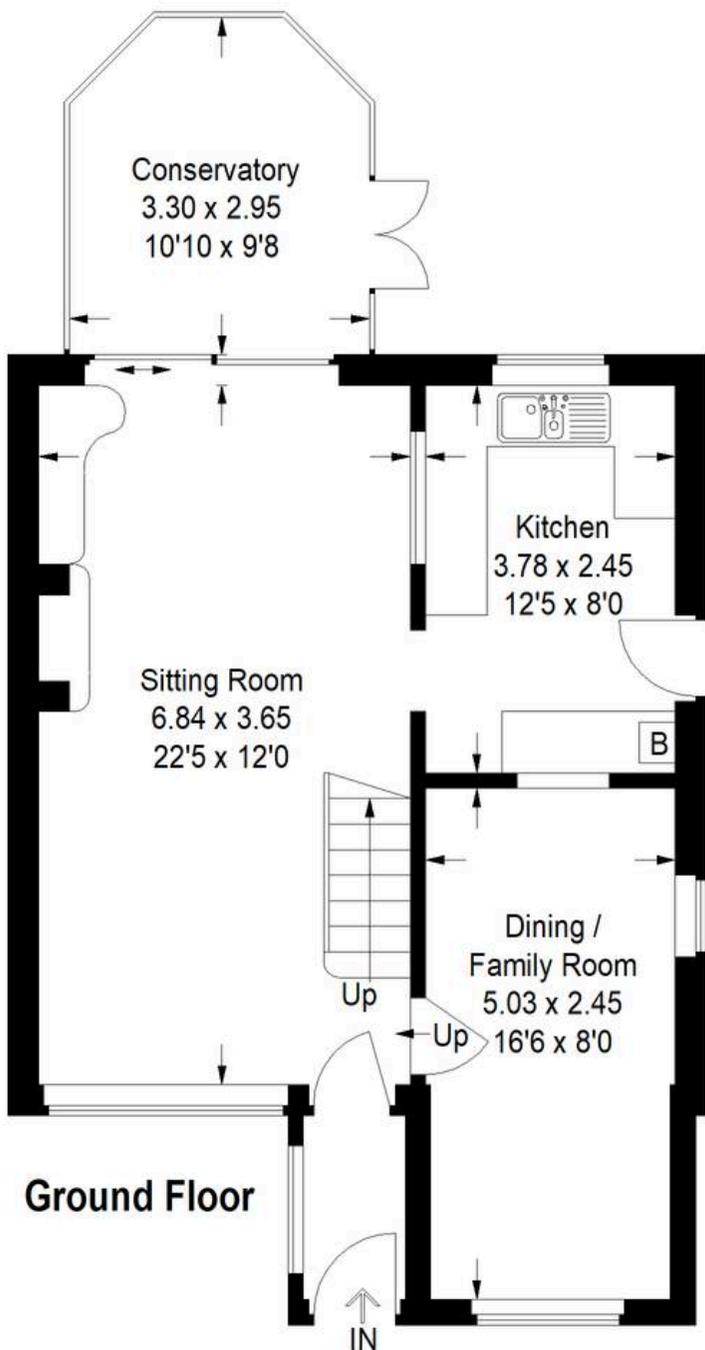
Approximate Gross Internal Area  
 Ground Floor = 60.6 sq m / 652 sq ft  
 First Floor = 42.8 sq m / 461 sq ft  
 Garage = 28.1 sq m / 302 sq ft  
 Total = 131.5 sq m / 1415 sq ft



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This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.





## Roger Coupe Estate Agent

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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.