



1 Pelham Drive, Cranleigh GU6 8FZ

Offers in Region of **£450,000**



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ESTATE AGENT
Est. 1991



1 Pelham Drive, Cranleigh

Freehold/ EPC: B / Council Tax Band: D

- Fabulous Family House
- Open Plan Kitchen Dining Reception
- Spacious Bedrooms
- Built by Crest Nicholson in 2019
- Excellent Parking - Garage And 2/3 Spaces On Drive
- Garden Home Office
- Easy Walk To High Street And Knowle Park
- Access to countryside walks and bike rides on Downs Link footpath
- Remainder Of 10 Year New Home Warranty



1 Pelham Drive, Cranleigh

This beautifully presented two bedroom semi detached house, built by Crest Nicholson in 2019, offers the perfect blend of modern convenience and inviting comfort. Designed as a fabulous family home, the property features a spacious open-plan kitchen, dining, and reception area that is ideal for both relaxed living and entertaining. The kitchen is thoughtfully appointed with contemporary fittings and ample storage, flowing seamlessly into the bright and airy living space. Both bedrooms are generously sized, providing peaceful retreats at the end of the day, while the stylish family bathroom is finished to a high standard with separate shower and bath. With the added reassurance of the remainder of a 10-year new home warranty, this property offers peace of mind for years to come. Additional highlights include excellent parking, with a garage and space for two to three cars on the drive, and a versatile garden home office with air-conditioning - perfect for remote working or creative pursuits.

Step outside to discover a delightful rear garden, thoughtfully landscaped for easy maintenance and year-round enjoyment. The outdoor home office sits discreetly within the garden, providing a tranquil spot for work or hobbies, surrounded by lush planting and a patio area ideal for alfresco dining or summer barbeques. The property is perfectly positioned for lifestyle and convenience, with an easy walk to the High Street and Knowle Park, as well as direct access to the Downs Link footpath for countryside walks and bike rides.

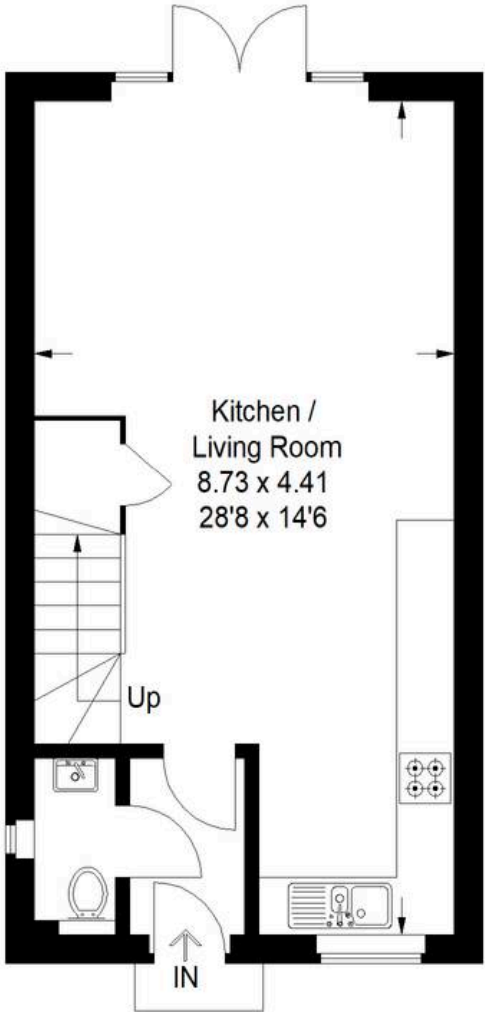




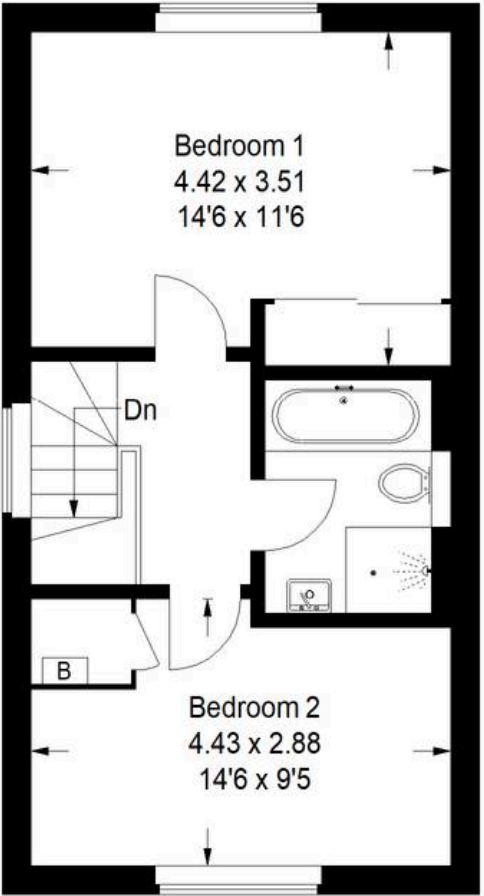
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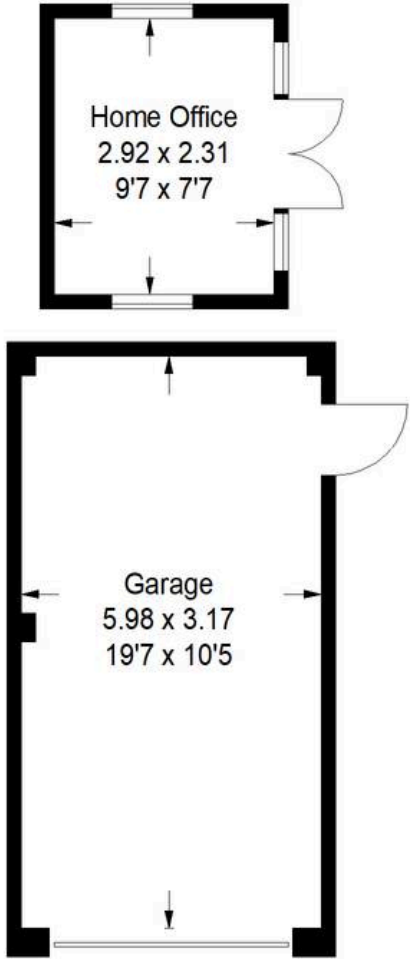
Approximate Gross Internal Area
 Ground Floor = 39.2 sq m / 422 sq ft
 First Floor = 38.5 sq m / 414 sq ft
 Home Office / Garage = 25.6 sq m / 275 sq ft
 Total = 103.3 sq m / 1111 sq ft



Ground Floor



First Floor



(Outbuildings not in position)

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

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

01483268555 • housesales@rogercoupe.com • www.rogercoupe.com



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.