



## Hurstleigh

27 Elmbridge Road, Cranleigh, GU6 8NH

Price £395,000 Freehold

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*your local property experts*



ESTATE AGENT

Est. 1991

# A beautifully presented three bedroom, two bathroom, mid terrace character home with generous southerly aspect rear garden. EPC Rating: D (65)

**\* Entrance Porch \* Entrance Hall \* Sitting Room \* Dining Room \* Kitchen \* Master Bedroom With En-Suite Shower & Dressing Room \* Two Further Bedrooms \* Family Bathroom \* Parking \* Garden \* Gas Fired Heating \***

## Description:

We are pleased to offer for sale this attractive character home which has been updated and extended in the form of a loft conversion by the current owners. The property benefits from double glazing and gas fired central heating. The accommodation comprises two reception rooms and a kitchen on the ground floor, two bedrooms and bathroom on the first and a further bedroom with dressing area and shower room on the top floor. We highly recommend arranging a viewing in order to appreciate this super home.

## Situation:

Cranleigh is a large, attractive and vibrant village on the edge of the beautiful Surrey Hills, midway between Guildford and Horsham. It has a fantastic mix of shops, pubs, restaurants and cafes, from independent retailers to well known brands including M&S Food Hall and Sainsburys, as well as a weekly market. The village boasts a huge array of clubs and societies to suit many tastes as well as a leisure centre, arts centre, library, childrens playgrounds, a choice of golf courses and a number of churches. Cranleigh is popular with families, with an excellent range of nurseries and well regarded private and state schools. The nearby towns of Guildford, Godalming and Horsham offer mainline train services to London.

## Covered Porch:

Brick step, front door to:

## Entrance Hall:

Door to:

## Sitting Room: 13'8 x 9'8 (4.17m x 2.95m)

Double glazed sash window to front aspect, open fireplace with tiled surround and hearth and wood mantle over, wood effect flooring.

## Dining Room: 13'0 x 11'7 (3.96m x 3.53m)

Double glazed door to rear patio, feature fireplace, understairs storage cupboard, wood effect flooring. Opens to:

## Double Aspect Kitchen: 15'1 x 6'10 (4.60m x 2.08m)

Stable door to rear patio, part vaulted ceiling, tiled floor. The kitchen comprises of a range of base and eye level cream units with granite work surfaces over, inset stainless steel sink with mixer tap; integrated dishwasher, oven and grill, four ring gas hob and extractor over, space and plumbing for; washing machine and free

standing fridge/freezer. Wall mounted gas fired boiler for heating and hot water.

## Stairs lead to First Floor Landing:

### Bedroom 2: 10'10 x 9'9 (3.30m x 2.97m)

Double bedroom, double glazed sash window to front aspect, large built-in wardrobe cupboard, feature fireplace.

### Bedroom 3: 11'8 x 8'10 (3.56m x 2.69m)

Double glazed window to rear aspect, feature fireplace.

## Bathroom:

Comprising panelled corner bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and close coupled WC, tiled walls to wet areas and tiled flooring,

## Stairs lead to Second Floor Suite:

### Bedroom 1: 11'7 x 7'5 (3.53m x 2.26m)

Two velux windows to rear aspect, eaves storage cupboard. Dressing area with further eaves storage and velux to front aspect.

## En-Suite Shower Room:

Comprising fully tiled shower enclosure with thermostatic shower and large drencher shower head, wash hand basin with mixer tap, close coupled WC, wood effect flooring.

## Outside:

To the front of the property is a gravelled drive providing off street parking for two vehicles. To the rear of the property the garden is primarily laid to lawn with generous paved entertaining area. The garden extends to some 80ft.

## Services:

Mains water, gas and electricity.

## Directions:

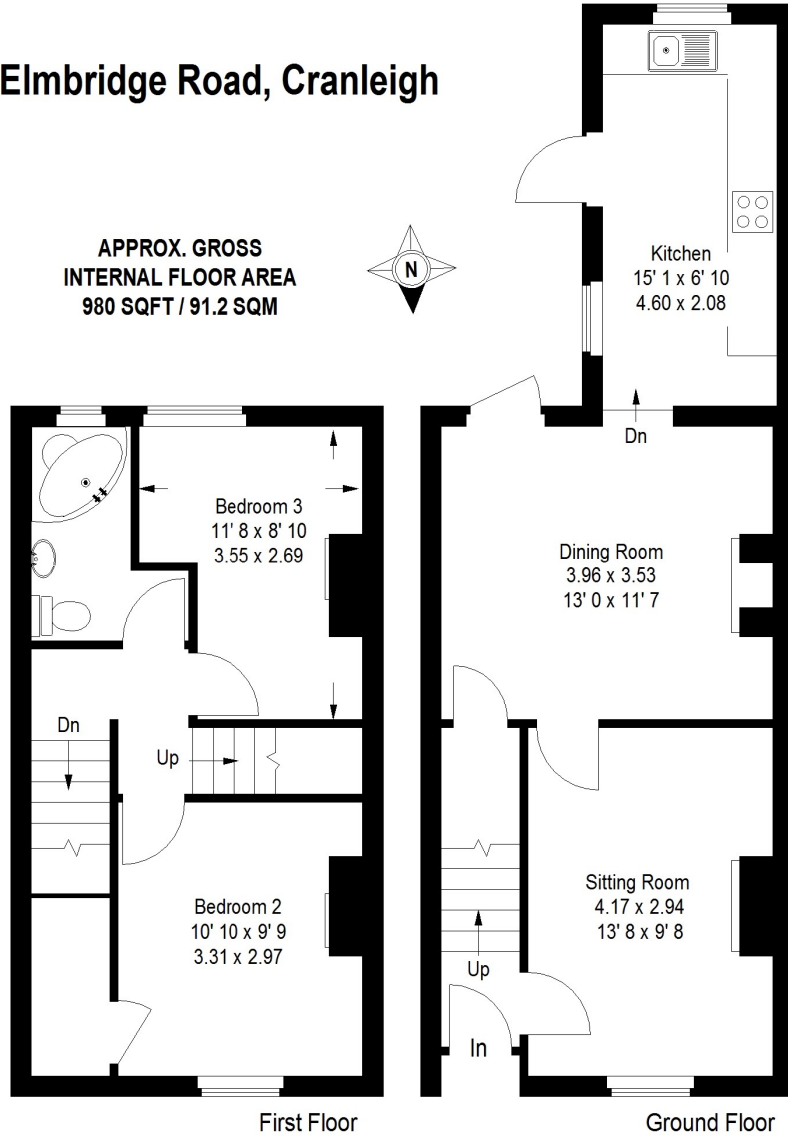
From our office turn right into the High Street and at the third mini roundabout bear left into the Elmbridge Road. Continue over the bridge and following the road round and Hurstleigh will be found on the left hand side, before reaching Elm Park.



# Elmbridge Road, Cranleigh

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.

**APPROX. GROSS INTERNAL FLOOR AREA**  
**980 SQFT / 91.2 SQM**



### Important Notice:

For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. 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. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

### Local Authority:

Waverley Borough Council - Council Tax Band D-£1,709.07



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