



30 Taylors

£410,000

Cranleigh, GU6 7EL



4 Bedrooms



3 Receptions



2 Bathrooms



End Terrace



EPC: D

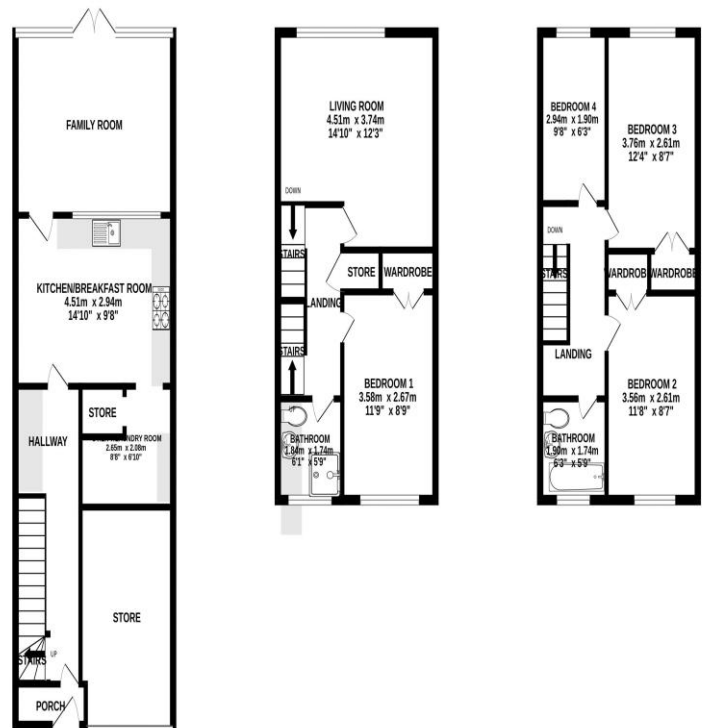
A spacious four bedroom three storey town houses situated in a prime position within this popular private development. The property is situated less than a mile from the High Street and within a moment's walk of an excellent local shop, primary school and bus stop. It is approached via a covered entrance and double-glazed front door opening into a spacious hallway. The ground floor accommodation comprises of a large kitchen/kitchen room leading to a beautiful family room which in turn opens directly into the garden. In additions there is a small utility area and laundry room. On the first floor there is an impressive 'L' shaped living room with views over an adjoining green, a large double bedroom with built in storage cupboards and wardrobes (or further reception room) and a shower room. On the second floor there are two further double bedrooms with built in wardrobes, a single bedroom with family bathroom. Outside to the rear there is a pretty low maintenance garden with a gate out to the green and to the front there is a driveway and an integral garage. In our opinion this impressive house offers flexible accommodation throughout, and the size can only be appreciated by an internal inspection



GROUND FLOOR
53.8 sq.m. (579 sq.ft.) approx.

1ST FLOOR
36.3 sq.m. (390 sq.ft.) approx.

2ND FLOOR
36.3 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA: 126.3 sq.m. (1359 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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