



# Horsham Road

£415,000

Cranleigh, GU6 8DX



3 Bedrooms



2 Receptions



1 Bathrooms



Semi Detached



EPC: F

A charming Three bedroom Character semi detached house, situated in one of the Villages principle roads and within a short walk of the High Street. The property has the scope to extend the accommodation to the side and the rear, subject to obtaining the relevant planning consents. The present owner has had drawings done but not submitted and these are available to potential purchasers to peruse. The accommodation is nicely balanced with three bedrooms and a WC upstairs and a sitting room, kitchen/breakfast room and family bathroom downstairs.

Outside there is an attractive garden to the rear and the side of the house and off street parking.



GROUND FLOOR  
38.0 sq.m. (409 sq.ft.) approx.

1ST FLOOR  
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA: 70.9 sq.m. (763 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. Prospective purchasers should make their own arrangements to verify any details of any property. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.  
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