



**58 Avenue Road,  
Cranleigh, GU6 7LJ**  
Asking Price: £500,000 Freehold

**ROGER COUDE**  
*your local property experts*

ESTATE AGENT  
Est. 1991

**\* Extended family home \* Popular location \* Open plan kitchen/dining/living room \***  
**\* Sitting Room \* 4 Bedrooms \* Modern bathroom \* Utility Room \***  
**\* EPC Rating: E \***

**Description:**

A beautifully presented detached four bedroom home featuring a most impressive open-plan kitchen/dining/family room with velux windows making this a lovely light and airy room. The sitting room is a good size room and again is lovely and light with a large picture window to the front aspect. The rear of the garage has been converted into a utility room and a downstairs cloakroom completes the ground floor. On the first floor there are four bedrooms, two of which are double in size and the main bedroom includes fitted wardrobe cupboards with sliding doors. The modern family bathroom completes the accommodation. This really is a super family home and we highly recommend arranging a visit in order to see for yourself.

**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 Marks and Spencers Food Hall and Sainsbury's, 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, children's 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.

**Ground Floor:-**

Front door to:

**Entrance Vestibule:**

Karndean wood effect floor, door to:

**Entrance Hall:**

Karndean wood effect flooring, understairs storage cupboards.

**Cloakroom:**

Comprising; close coupled WC, wash hand basin with mixer tap and storage cupboard under, part tiled walls with attractive mosaic detailing, heated towel rail, Karndean wood effect flooring.

**Sitting Room: 17' 2" x 12' 8" (5.23m x 3.86m)**

Large picture window to the front, central fireplace creating an attractive central focal point, Karndean wood effect flooring.

**Kitchen/Dining/Family Room: 20' 6" x 18' 8" (6.24m x 5.69m)**

Superb open-plan kitchen/dining/family room with contemporary fitted kitchen comprising; selection of contemporary handleless units including cupboards and drawers extending to an island unit with breakfast bar area, butcher block effect work surfaces. Integrated appliances include twin Bosch electric ovens, Bosch dishwasher, fridge and freezer, five ring gas hob with extractor hood over, one and a half bowl stainless steel sink with mixer tap. Karndean wood effect flooring runs throughout. Within this spacious room is an area suitable for a comfy seating area and dining area with bi-folding doors opening out onto the rear decking and featuring two velux windows making this a most light and enjoyable space, back door to garden.

**First Floor Landing:-**

Access to loft space, cupboard with fitted shelving.

**Bedroom One: 15' 2" x 9' 0" (4.62m x 2.74m)**

Double bedroom, fitted wardrobe cupboards with sliding doors, rear aspect.

**Bedroom Two: 13' 5" x 9' 0" (4.09m x 2.74m)**

Double bedroom, front aspect.

**Bedroom Three: 10' 0" x 9' 5" (3.05m x 2.87m)**

Single bedroom, 'L' shaped, built-in cupboard, front aspect.

**Bedroom Four: 9' 6" x 6' 10" (2.89m x 2.08m)**

Single bedroom, rear aspect.

**Family Bathroom:**

Comprising; panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, close coupled WC, tiled walls, wood laminate flooring.

**Outside:-**

The property is approached via a driveway providing ample off street parking bordered by neatly maintained lawn interspersed with mature shrubs and plants. To the rear of the property there are three decked areas providing space for outdoor entertaining. The rest of the garden is predominantly laid to lawn with mature shrubs, hedges and trees providing privacy. There is a large garden shed providing ample storage, covered canopy provides cover from the back door to the garage.

**Garage: 11' 8" x 11' 2" (3.55m x 3.40m)**

Up and over door, power and light points. Useful utility area has been created and the remainder of the garage provides useful storage area. Wall mounted gas fired boiler for heating and hot water.

**Utility Room: 6' 11" x 6' 3" (2.11m x 1.90m)**

Space and plumbing for washing machine and tumble dryer, stainless steel sink with mixer tap and storage cupboard under, Karndean wood effect flooring.

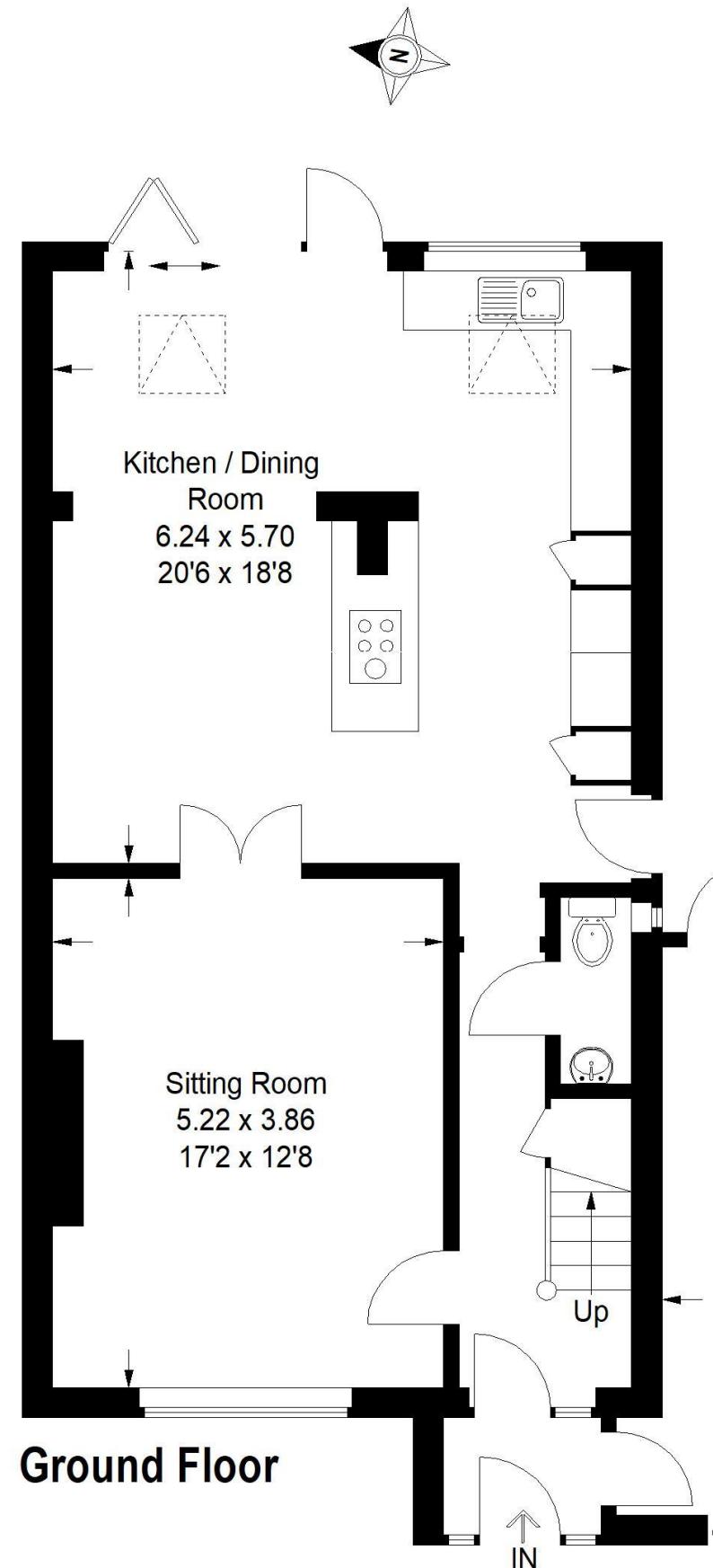
**Directions:**

From our office turn left into the High Street and proceed to the second mini roundabout, bearing right into the Horsham Road. Take the fifth turning left into Avenue Road, continue to the end and as the road bears to the left number 58 will be found on the right hand side.

**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.

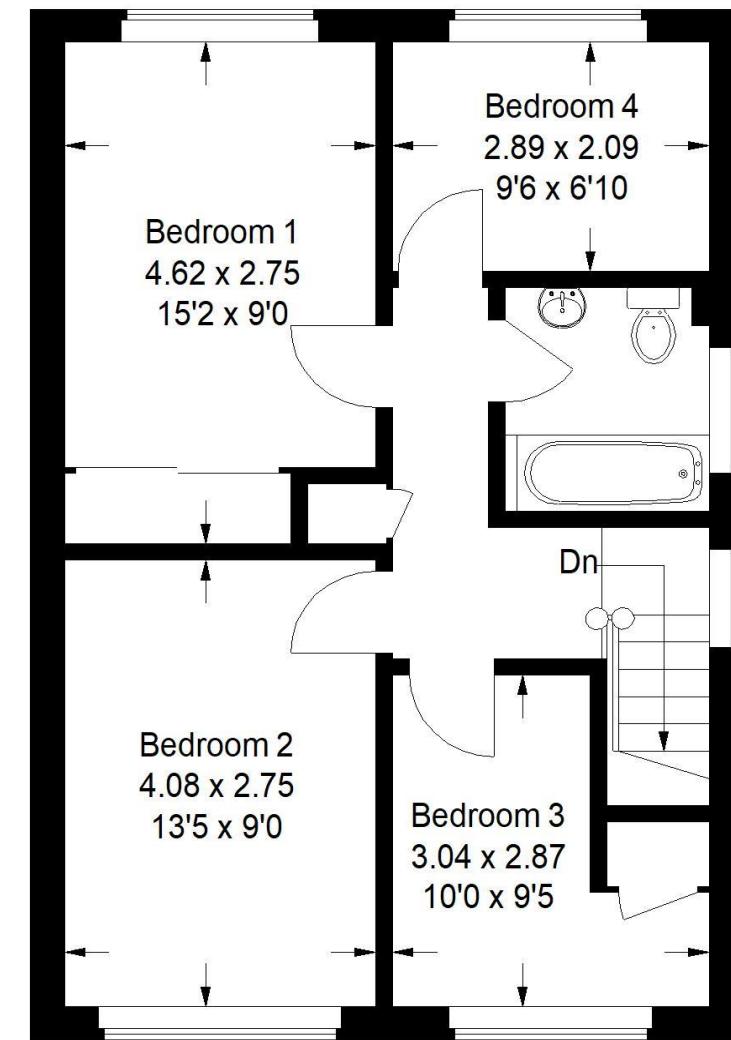
**Local Authority: Waverley Borough Council. Tax Band: F**

Approximate Gross Internal Area  
Ground Floor (Including Garage)  
89.9 sq m / 968 sq ft  
First Floor = 50.4 sq m / 542 sq ft  
Total = 140.3 sq m / 1510 sq ft



**Ground Floor**

## Avenue Road



**First Floor**



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.



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