



**20 Exbury Crescent  
Plot 93 – Amber Waterside, Cranleigh  
£15,000 Stamp duty incentive on this home  
£745,000 - Freehold**



**1595 sq ft 4 Bedroom detached home \* 2 ensuite bedrooms \* Spacious open plan kitchen/dining/family room \* Separate living and utility rooms \* Contemporary kitchen with stone worktops \* Complete range of integrated appliances \* Garage and parking \* Energy efficient home with excellent B rating or above \***

The Willow is a beautiful 4 bedroom detached home with integral garage. Featuring a spacious open plan living space, separate living room, contemporary kitchen with integrated appliances and a separate utility room. Upstairs, there are 4 double bedrooms 2 of which are ensuite. Amber Waterside is a collection of new homes in the charming Surrey market town of Cranleigh, perfectly positioned by the lakeside. Combine the light and space of contemporary interiors and energy efficient designs with an idyllic, sought-after location in England's largest village. Please note: The internal photos used are of the show home and are for indicative purposes only.

## THE WILLOW

4 BEDROOM HOME

1595 SQ FT



### GROUND FLOOR

|                          |                 |                 |
|--------------------------|-----------------|-----------------|
| Kitchen/ Dining / Family | 5657mm x 5897mm | 18' 7" x 19' 4" |
| Living                   | 4606mm x 3555mm | 15' 1" x 11' 8" |
|                          |                 |                 |

### HOUSE 93

87, 98, 106 ARE A MIRROR IMAGE.

----- Denotes skirting line shown at 1.8m

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.

