



15, Kings Road, Cranleigh, GU6 7JQ
Asking Price: £700,000 Freehold

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ESTATE AGENT
Est. 1991

*** Four bedroom semi detached house * Two bathrooms * Extended accommodation * Refitted kitchen and bathrooms ***
*** Large garden with southerly aspect * Large driveway for at least six cars * Gas fired heating and double glazing ***
*** Central village location * EPC Rating: D ***

A particularly well presented extended four bedroom semi detached house with attractive tile hung elevations situated in a sought after tree lined road close to the village centre. The property features a sitting room with pretty fireplace, impressive refitted kitchen/breakfast room with utility area off, dining room, snug/family room and cloakroom. The main reception rooms benefit from attractive timber flooring.

On the first floor there is a principal bedroom with ensuite shower room, three further bedrooms and a super refitted family bathroom with bath and separate shower. Outside there is plenty of off road parking providing spaces for at least six cars, there is wide side access to the rear garden which is a lovely feature of the property being of good size enjoying a southerly aspect. There is a paved patio leading to the lawns and at the foot of the garden there is an impressive raised outside entertaining patio with adjoining summerhouse. The property benefits from gas fired heating, double glazed window and is situated in a sought after residential area and therefore highly recommend and early visit to avoid disappointment.

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 140 Fashion store, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

~ Accommodation ~

Ground Floor: ~ **Entrance Hall:** ~ **Sitting Room:** 12' 8" x 12' 7" (3.86m x 3.84m) ~ **Kitchen/Breakfast Room:** 15' 10" x 12' 0" (4.83m x 3.65m) ~ **Utility/Boot Room:** ~ **Family Room:** 12' 3" x 9' 6" (3.74m x 2.89m) ~ **Dining Room:** 13' 5" x 9' 6" (4.08m x 2.90m) ~ **Cloakroom:** ~ **First Floor:** ~ **Bedroom One:** 12' 8" x 11' 2" (3.86m x 3.41m) ~ **En-suite:** ~ **Bedroom Two:** ~ **Bedroom Three:** 9' 6" x 8' 10" (2.89m x 2.69m) ~ **Bedroom Four:** 9' 6" x 8' 3" (2.89m x 2.51m) ~ **Family Bathroom:** ~ **Outside:** ~ **Summer House:** 11' 5" x 9' 5" (3.48m x 2.87m) ~ **Services:** All mains services connected ~

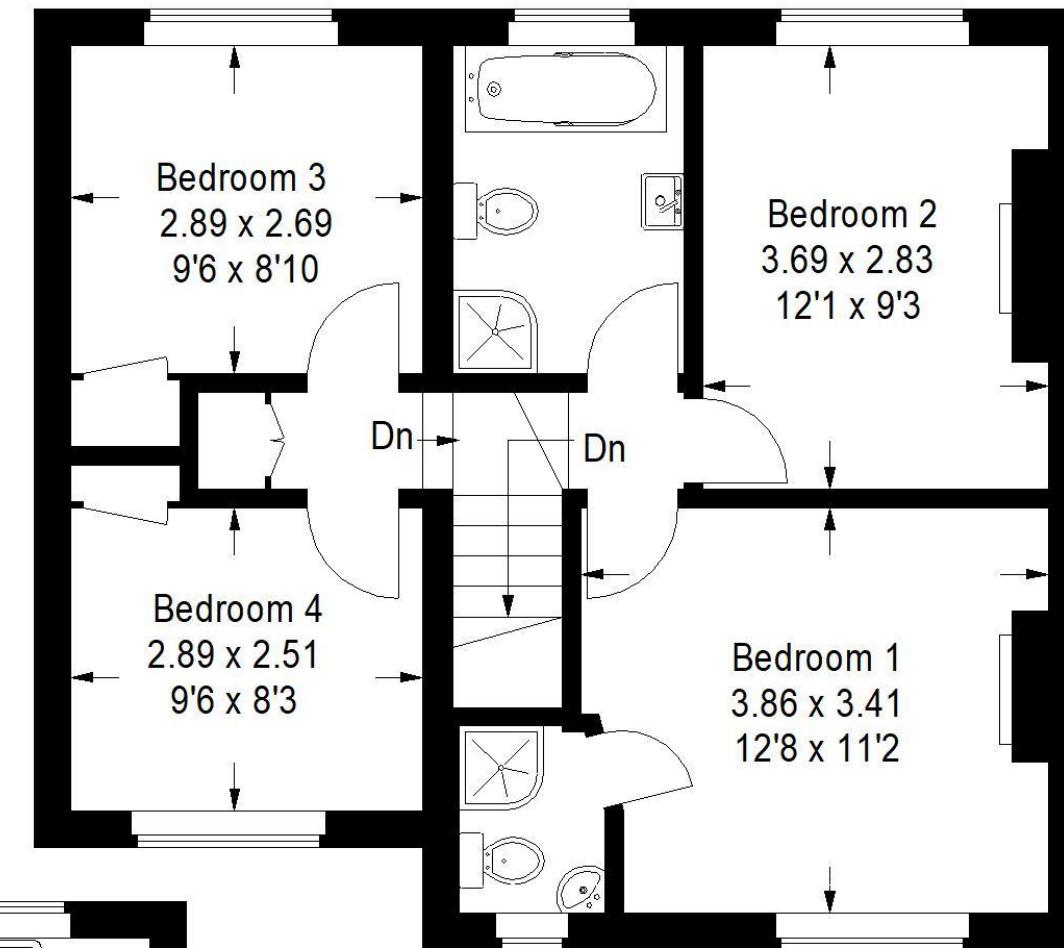
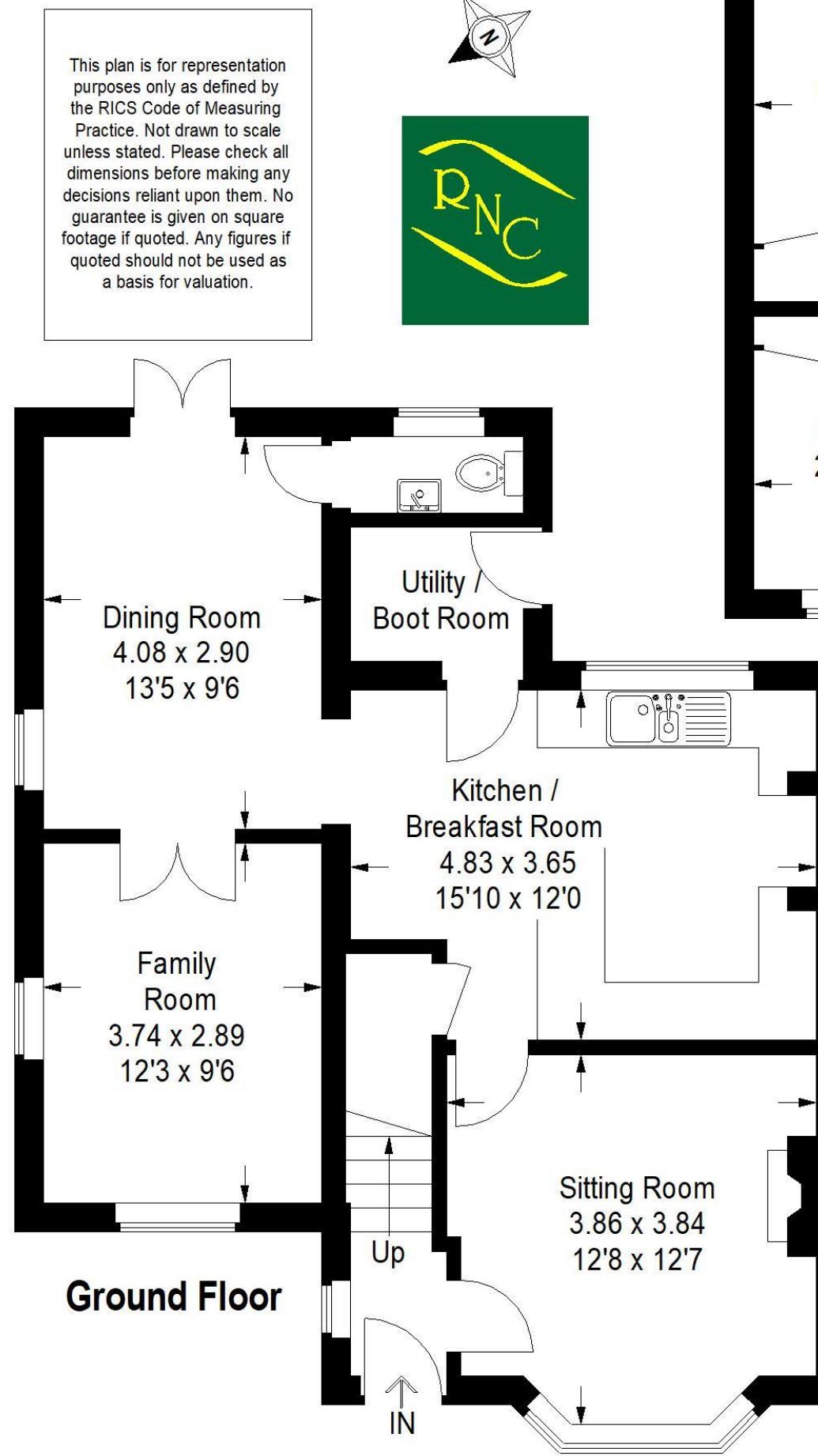
Directions:

From our office turn left into the High Street and continue to the second mini roundabout carrying straight on into the Horsham Road. Take the third turning left into Mount Road and follow the road round into Kings Road and the property can be found after a short distance on the right.

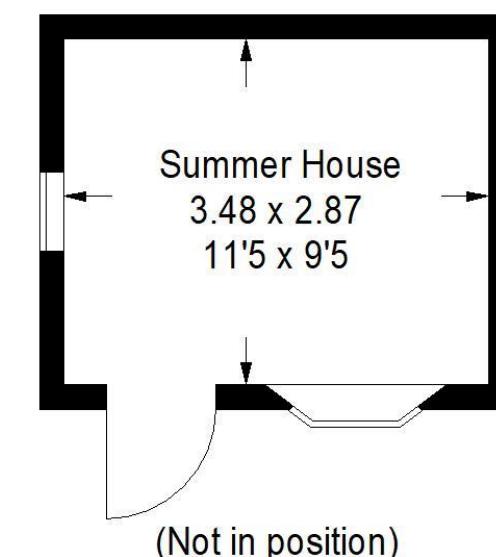
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or 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:** E

Kings Road, Cranleigh



Approximate Gross Internal Area
Ground Floor = 66.6 sq m / 717 sq ft
First Floor = 54.8 sq m / 590 sq ft
Summer House = 10.0 sq m / 108 sq ft
Total = 131.4 sq m / 1415 sq ft





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www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com