



12, Elmbridge Road, Cranleigh, GU6 8NH
Asking Price: £495,000 Freehold

ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991

* Extended, semi-detached home * Three bedrooms * Two reception rooms * Fitted kitchen *
Large, south facing garden * Off road parking * EPC Rating: *

A well presented and extended three bedroom semi-detached, character home situated on a good sized garden plot. The property has accommodation arranged over three floors with sitting room with open fireplace, family home, conservatory/dining room and fitted kitchen with double doors to the extensive garden. Stairs rise to the first floor, where there are two good size bedrooms and a spacious family bathroom, stairs to the top floor where there is a generous master bedroom with dressing area. Outside, there is off road parking for several cars, side access to a large rear garden which enjoys a southerly aspect and at the foot of the garden there is an additional area of garden that is given over to vegetables with space for a greenhouse and garden shed. We highly recommend a visit to this spacious home in order to fully appreciate the accommodation on offer.

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, 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, Browns Gin & Tea bar, 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:** ~ **Sitting Room:** 12' 7" x 10' 11" (3.83m x 3.34m) ~ **Family Room:** 12' 7" x 12' 7" (3.84m x 3.83m) ~
~ **Dining Room:** 10' 11" x 8' 7" (3.32m x 2.62m) ~ **Kitchen/Breakfast Room:** 18' 4" x 6' 11" (5.59m x 2.11m) ~

First Floor: ~ **Bedroom Two:** 12' 7" x 7' 10" (3.83m x 2.39m) ~ **Bedroom Three:** 12' 0" x 9' 7" (3.66m x 2.91m) ~ **Bathroom:** ~

Second Floor: ~ **Bedroom One:** 11' 10" x 10' 4" (3.60m x 3.16m) ~ **Dressing Area:** 11' 11" x 6' 11" (3.63m x 2.10m) ~

Services: Mains gas, electricity and water.

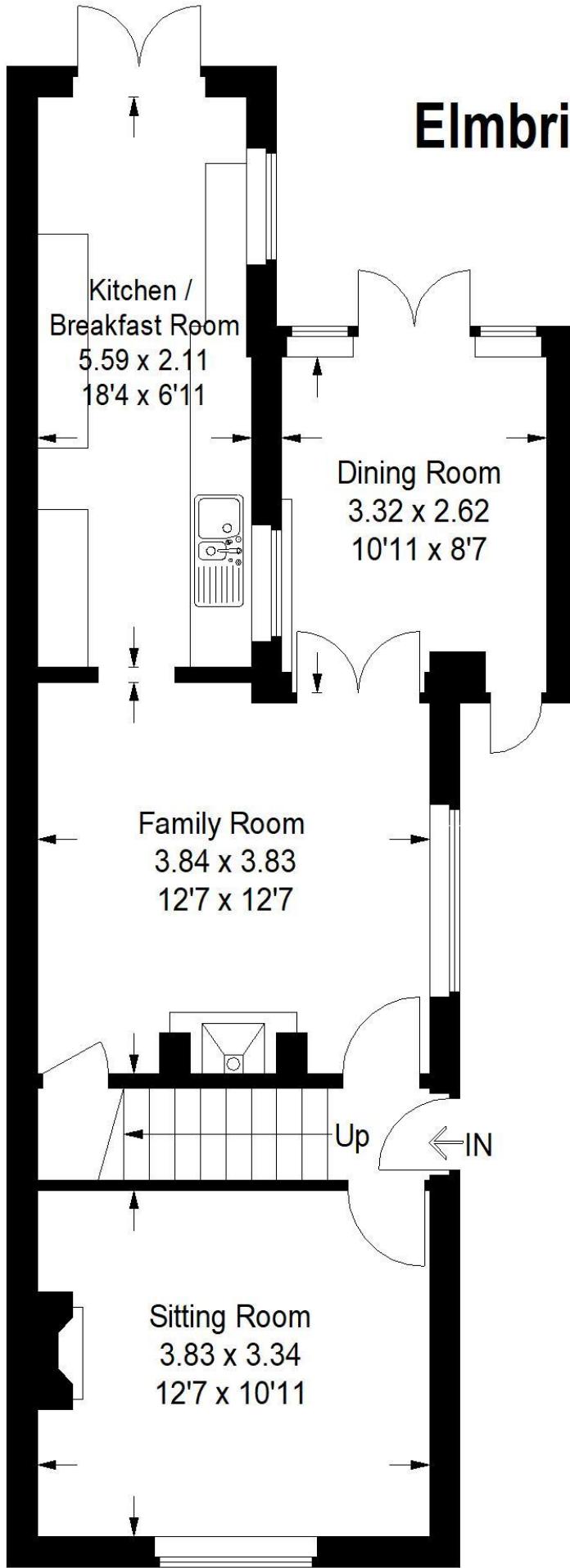
Directions:

From our office, turn right into the High Street and continue to the third mini roundabout turning left into the Elmbridge Road. Continue over the Elm bridge and number 12 can be found after a short distance on the left hand side.

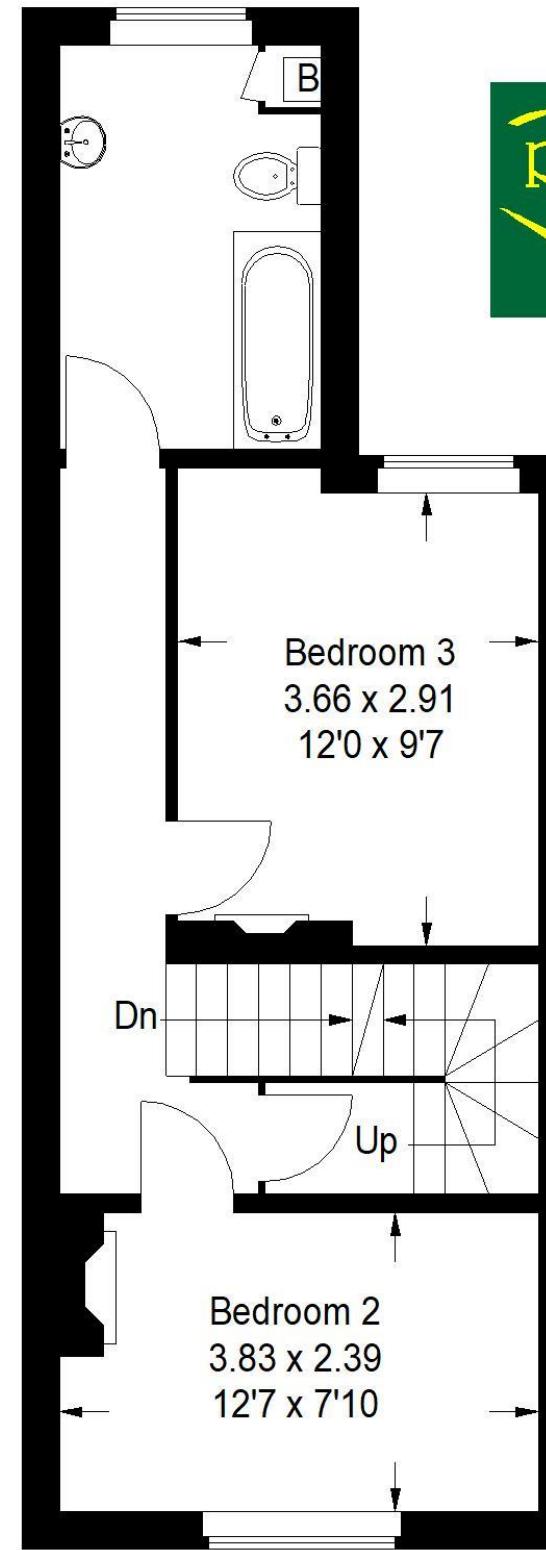
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Elmbridge Road



Ground Floor



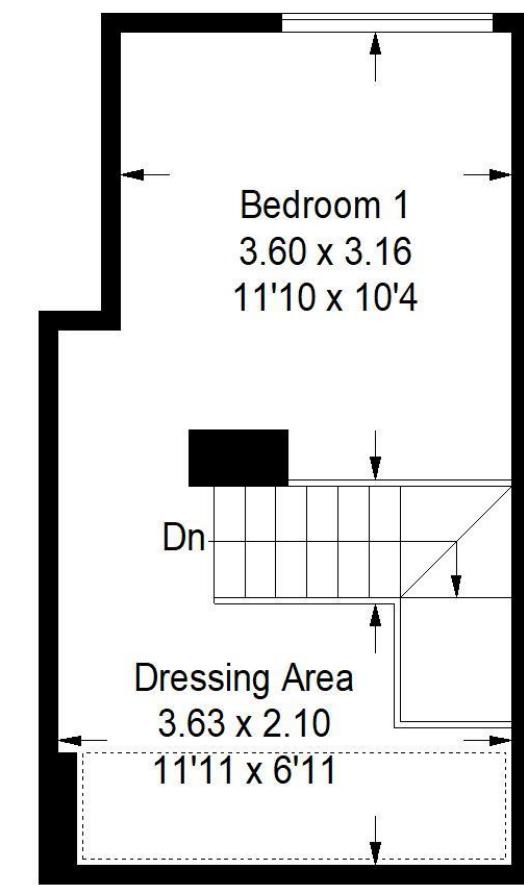
First Floor

Approximate Gross Internal Area
Ground Floor = 54.2 sq m / 583 sq ft
First Floor = 39.1 sq m / 421 sq ft
Second Floor = 23.2 sq m / 250 sq ft
Total = 116.5 sq m / 1254 sq ft



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.

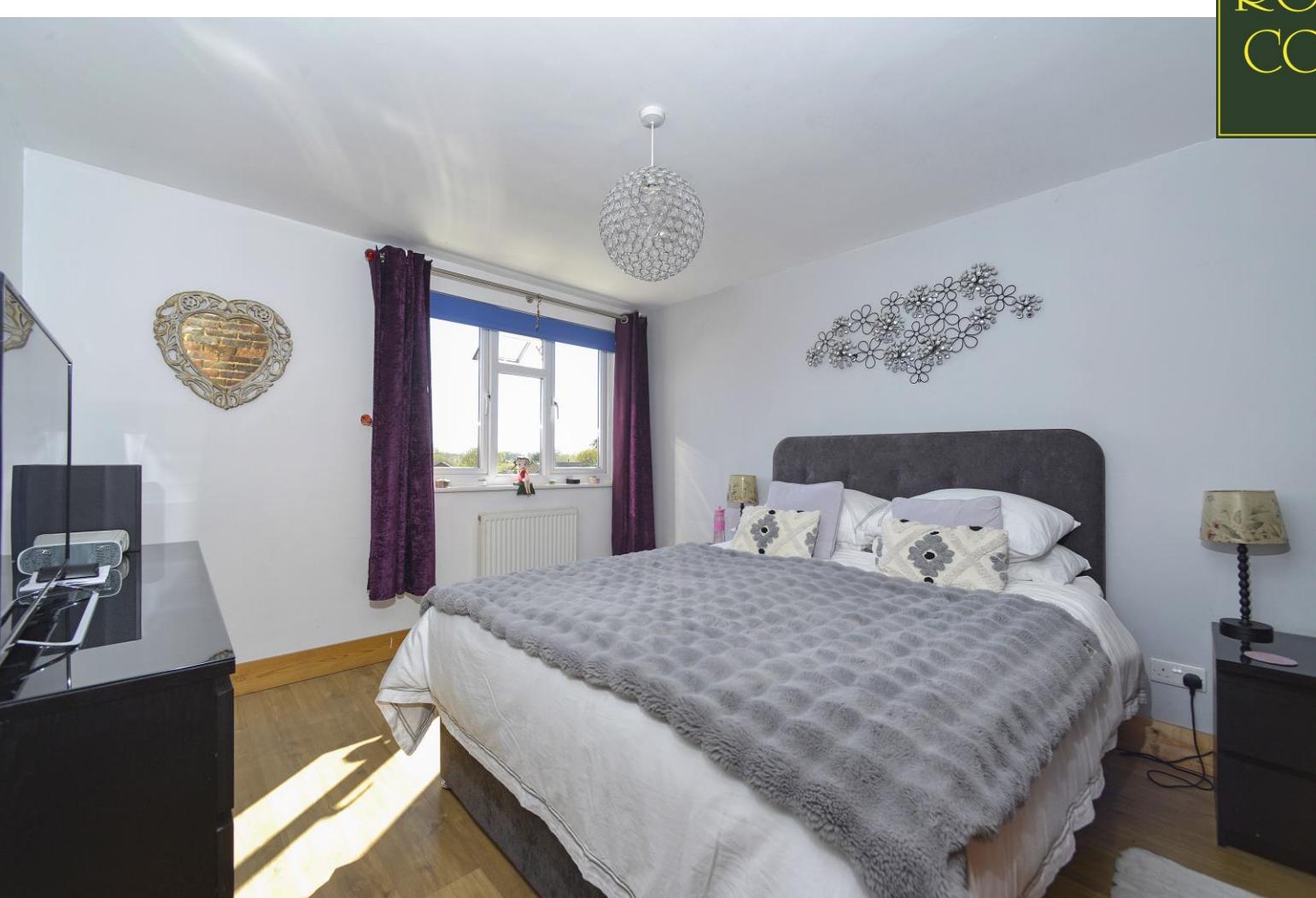
= Reduced headroom below 1.5 m / 5'0



Second Floor



ROGER
COUPE





ROGER
COUPE



ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991

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