



39
Elm Park, Cranleigh, GU6 8UG
Asking Price: £275,000 Freehold

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1991-2021
30
YEARS

*** Bright and airy one bedroom house * Living room with vaulted ceiling * Fitted kitchen * Landscaped private garden ***
Gas fired heating and double glazed windows * Parking * EPC Rating: D *

A particularly well presented one bedroom terraced house situated in this popular residential area, featuring open plan living room with vaulted ceiling, fitted kitchen/breakfast room, double bedroom and modern refitted shower room. The property benefits from replacement double glazing and gas fired heating and has a pretty landscaped garden to the rear, paved patio, lawns and flower and shrub borders. There is parking to the front of the property.

These properties are rarely available and therefore we highly recommend an early visit to avoid disappointment and 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 equidistance 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 road of the old railway line between Guildford and Shoreham.

~ Accommodation ~

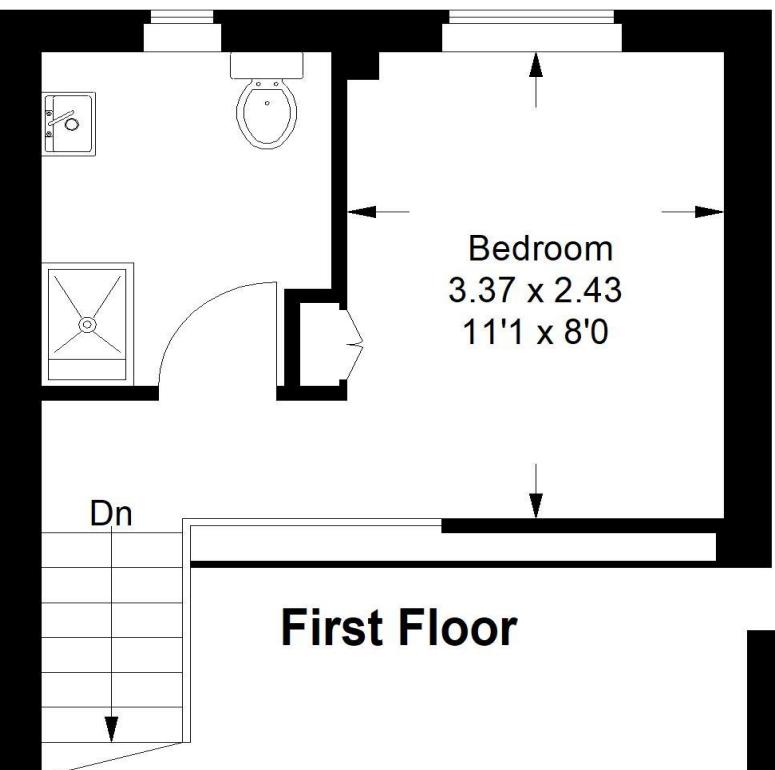
Ground Floor: ~ **Entrance:** ~ **Sitting Room:** 14' 4" x 12' 0" (4.36m x 3.67m) ~ **Kitchen/Dining Room:** 14' 4" x 10' 0" (4.36m x 3.04m) ~ **First Floor:** ~
Bedroom: 11' 1" x 8' 0" (3.37m x 2.43m) ~ **Bathroom:** ~ **Outside:** ~ **Store:** ~

Directions:

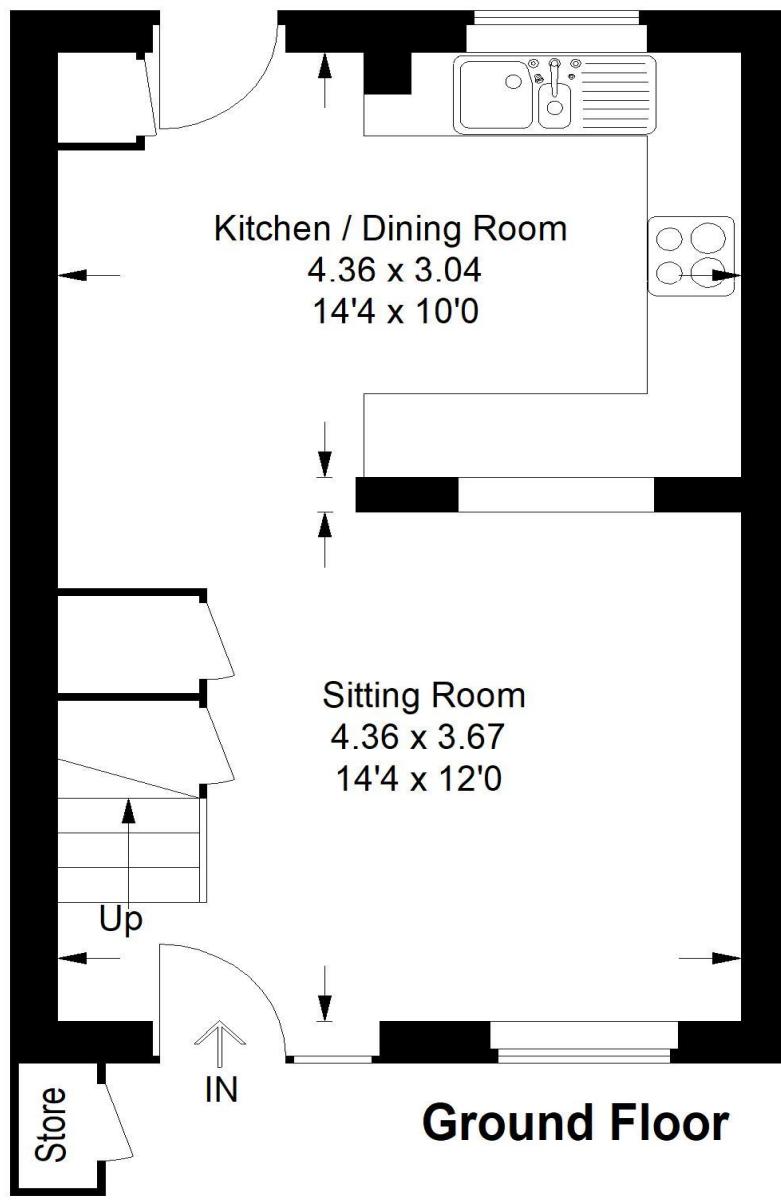
From our office turn right onto the High Street and at the third mini roundabout bare left into Elmbridge Road, continue over the bridge and follow the road around to the right taking the second turning into Elm Park. Turning left into a small cul de sac and the property can be found on the right.

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:** C

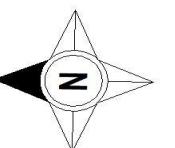


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Elm Park, Cranleigh

Approximate Gross Internal Area
Ground Floor = 31.3 sq m / 337 sq ft
(Including Store)
First Floor = 16.1 sq m / 173 sq ft
Total = 47.4 sq m / 510 sq ft





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