



6 Grange Park
Cranleigh, GU6 7HY
Asking Price: £612,500 Freehold

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* Detached bungalow * Vacant Possession * Three bedrooms * Double garage *
* Corner plot with mature gardens * Requiring complete modernisation throughout *
* Located just off Woodland Avenue * EPC Rating: D *

A three bedroom detached bungalow offered for sale with no onward chain. Situated in a quiet cul-de-sac off one of the premier residential roads of the village an internal viewing is highly recommended to appreciate the potential this home has to offer. There is an entrance hall with cloakroom, and door to a generous double aspect living/dining room. There is an inner hallway with three good sized bedrooms (two of which have built in wardrobes) and a family bathroom. From the kitchen area there is an area with space for a dining table and storage cupboards which then leads into the utility room and door into the garage. The property benefits from gas fired boiler for central heating to radiators. Outside the gardens are mainly laid to lawn with a high degree of seclusion. to the front is a driveway leading leading to a double width garage with two single doors one of which is electric. If you are looking to put your own stamp on a property then this could be the one for you!

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 ~

Entrance Hall: ~ **Cloakroom:** ~ **Sitting Room:** 22' 0" x 14' 5" (6.71m x 4.39m) ~ **Kitchen:** 21' 11" x 8' 2" (6.67m x 2.48m)
Dining Room: 13' 6" x 9' 7" (4.11m x 2.91m) ~ **Utility Room:** 9' 0" x 8' 4" (2.74m x 2.54m) ~ **Bedroom One:** 13' 5" x 12' 11" (4.08m x 3.93m)
Bedroom Two: 15' 1" x 9' 11" (4.59m x 3.03m) ~ **Bedroom Three:** 11' 5" x 8' 10" (3.47m x 2.68m) ~ **Bathroom**

Double Garage: 18' 4" x 17' 11" (5.59m x 5.46m)
Services: All mains services connected.

Directions:

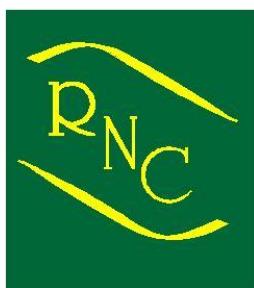
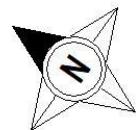
From our office turn left into the High Street and proceed to the second mini roundabout, bearing left into the Ewhurst Road. Take the third turning right into Woodland Avenue and then take the first left into Grange Park. Take the next left into the cul-de-sac and number 6 is on the right hand side

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.

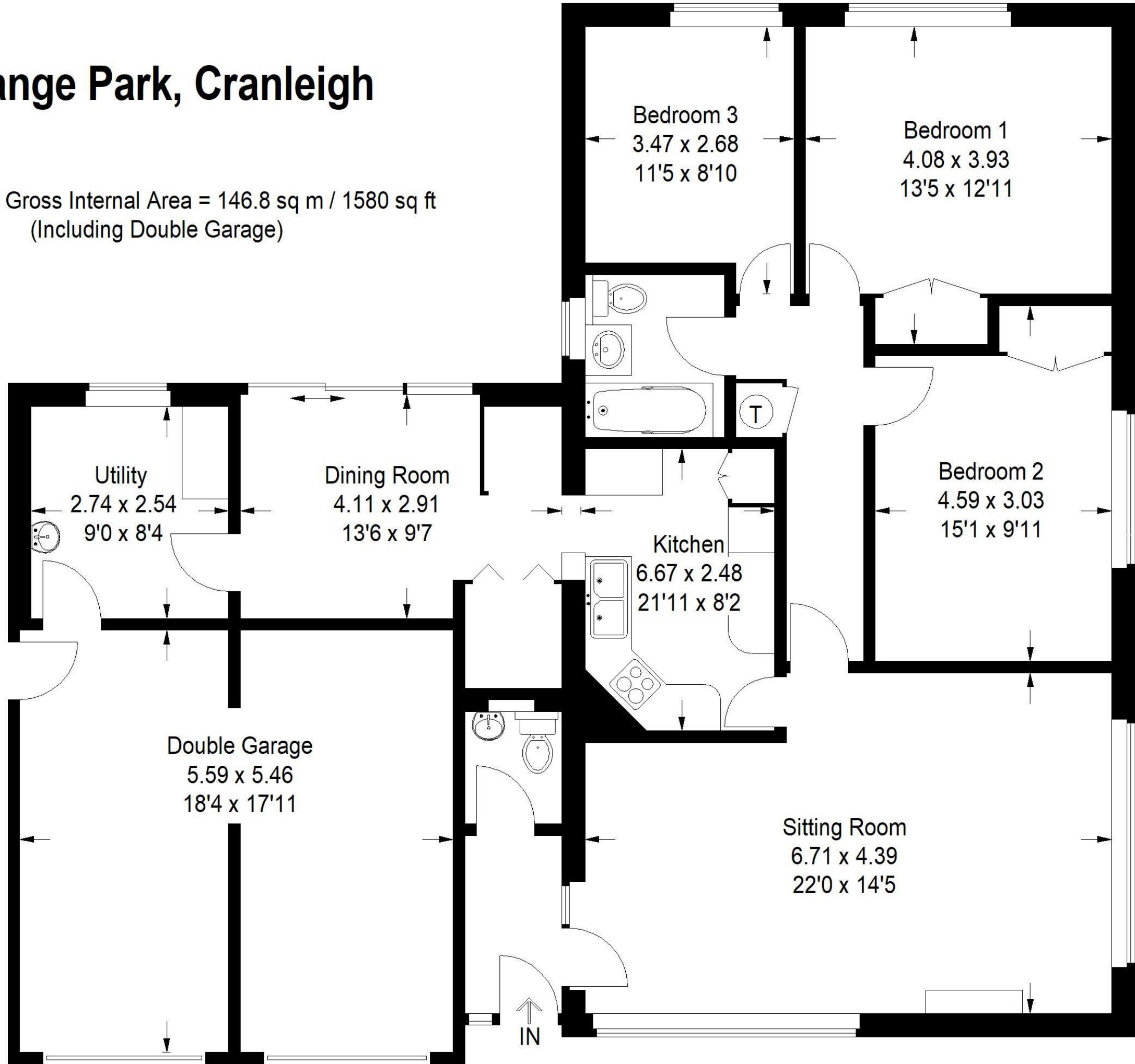
Local Authority: Waverley Borough Council. **Tax Band:** E

Grange Park, Cranleigh

Approximate Gross Internal Area = 146.8 sq m / 1580 sq ft
(Including Double Garage)



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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