

OVER 60?

Secure this property
for up to **59% less!**



Guide Price

£550,000

Freehold

2x  1x  2x 

Kings Road, Cranleigh, Surrey, GU6

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Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 13'9 x 11'0 (4.19m x 3.36m)

Study: 10'11 x 10'2 (3.33m x 3.10m)

Kitchen / Diner: 23'10 x 13'11 (7.27m x 4.24m)

FIRST FLOOR

Landing

Bedroom 1: 13'6 x 9'8 (4.12m x 2.95m)

Bedroom 2: 10'11 x 9'10 (3.33m x 3.00m)

Bathroom

OUTSIDE

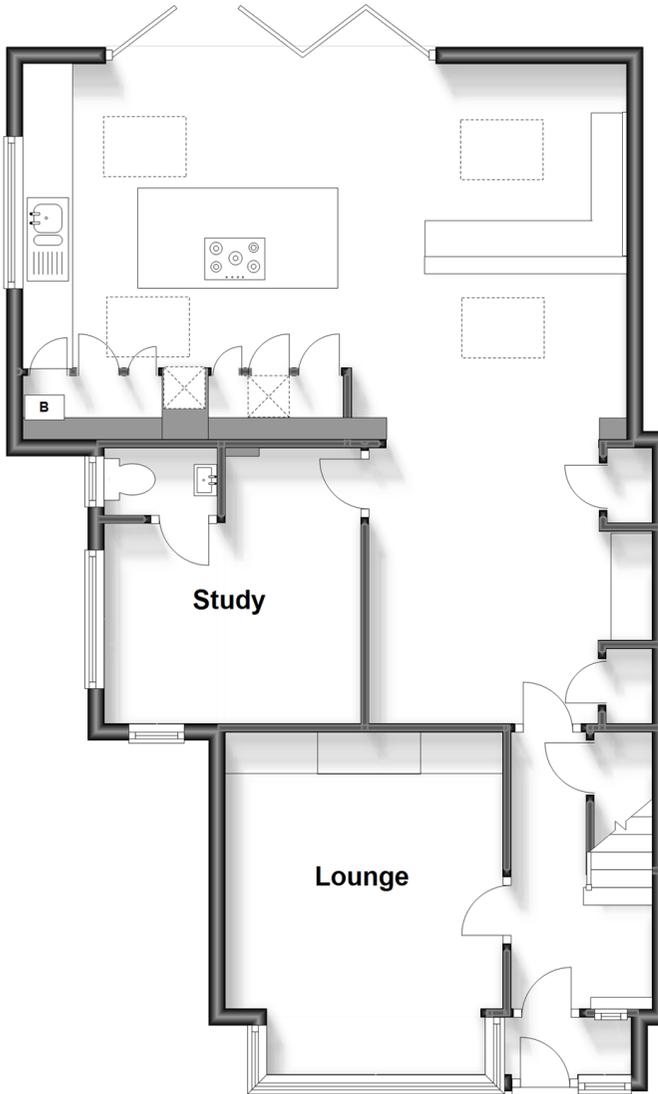
Driveway

Rear Garden

Storage Room

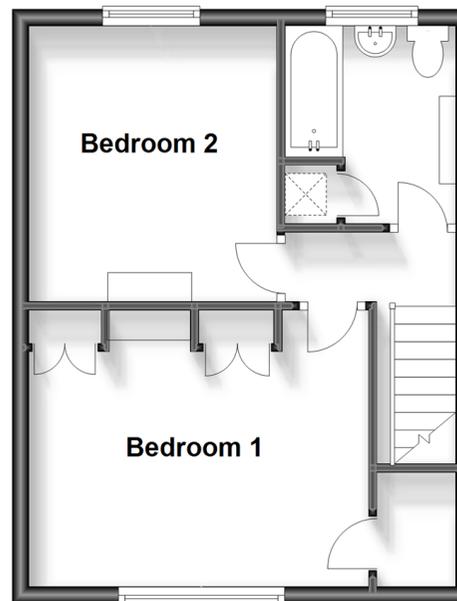
Ground Floor

Approx. 825.0 sq. feet



First Floor

Approx. 375.4 sq. feet





Main features

- This house is a perfect mix of old and new with a beautiful open plan entertaining kitchen
- Family bathroom and downstairs cloakroom
- Brick built storage in rear garden
- Useful downstairs bedroom or study
- Great location for the village and all it offers
- No onward chain

Nearest Schools

Primary Schools: St Cuthbert Mayne Catholic 0.5 miles, Cranleigh C of E 0.8 miles, Park Mead 0.9 miles

Secondary Schools: Glebelands 0.8 miles, Cranleigh School (private) 1.4 miles

Transport Information

Train Stations: Shalford 7.5 mi, Chilworth 7.8 mi, Ockley 8.5, Guildford 9.4 mi

Address

Kings Road, Cranleigh, Surrey, GU6

Directions

For directions to this property please contact us.



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Call Cranleigh Branch 01483 271567 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
E(43)	C(76)

20306588/20240508/KAB/KAB