



**Price**  
**£162,000**

**Leasehold**

3x  2x  1x 

**Rowan Grove, Cranleigh,  
Surrey, GU6**

**OVER 60?**

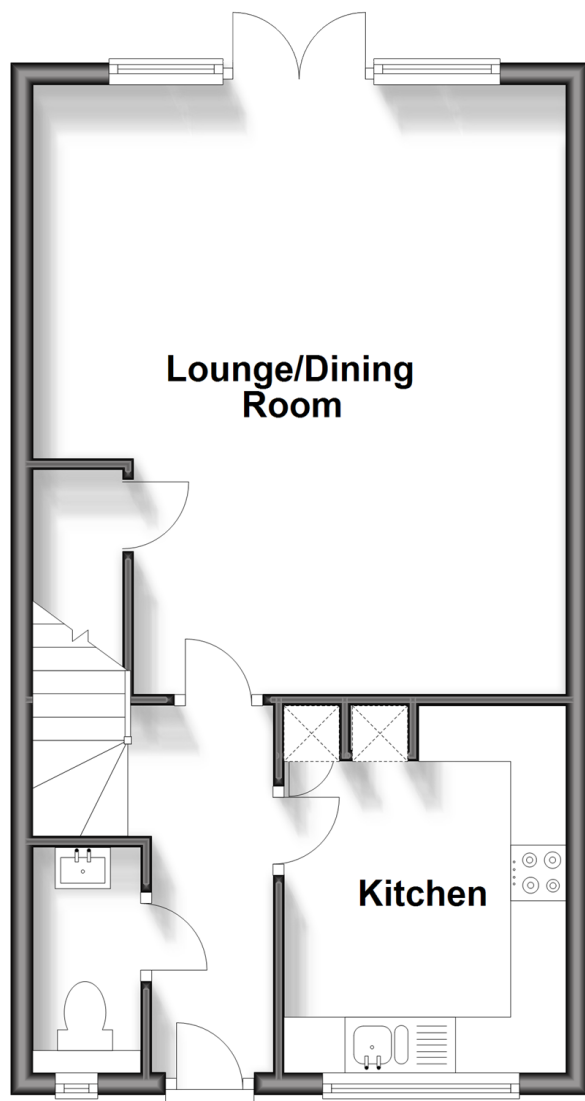
Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards



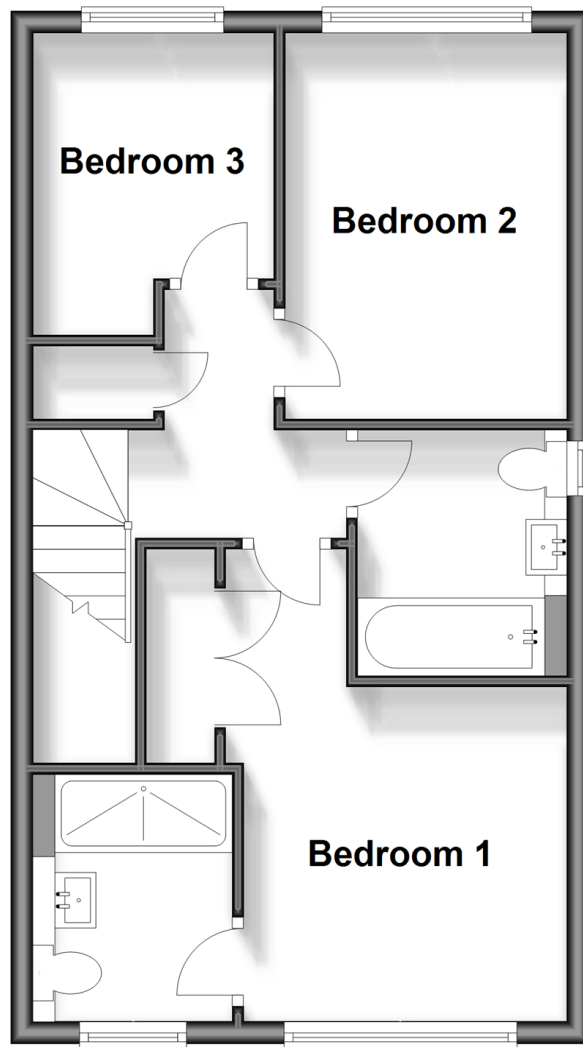
## Ground Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen: 10'10 x 8'4 (3.30m x 2.54m)

Lounge/Dining Room: 18'0 x 15'10 (5.49m x 4.83m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 10'2 x 10'0 (3.10m x 3.05m)

Bedroom 2: 11'4 x 8'4 (3.46m x 2.54m)

Bedroom 3: 8'10 x 7'4 (2.69m x 2.24m)

Bathroom

### OUTSIDE

Front Garden

Driveway

Garage

Rear Garden



## Main features

- A rarely available three bedroom house
- Located in a secluded spot but within easy reach of local shops and Knowle Park
- Off road parking and a garage
- Family bathroom, ensuite and downstairs cloakroom
- Shared Ownership - price equates to 30% share



### Nearest Schools

Primary Schools: Cranleigh C of E 1.3 miles, St Cuthbert Mayne Catholic 1.6 miles, Park Mead Primary 2.2 miles

Secondary Schools: Glebelands School 1.3 miles, Cranleigh School (privat) 1.4 miles



### Transport Information

Train Stations: Shalford 6.8 miles, Chilworth 7.4 miles, Gomshall 8.8 miles, Guildford 8.8 miles



### Address

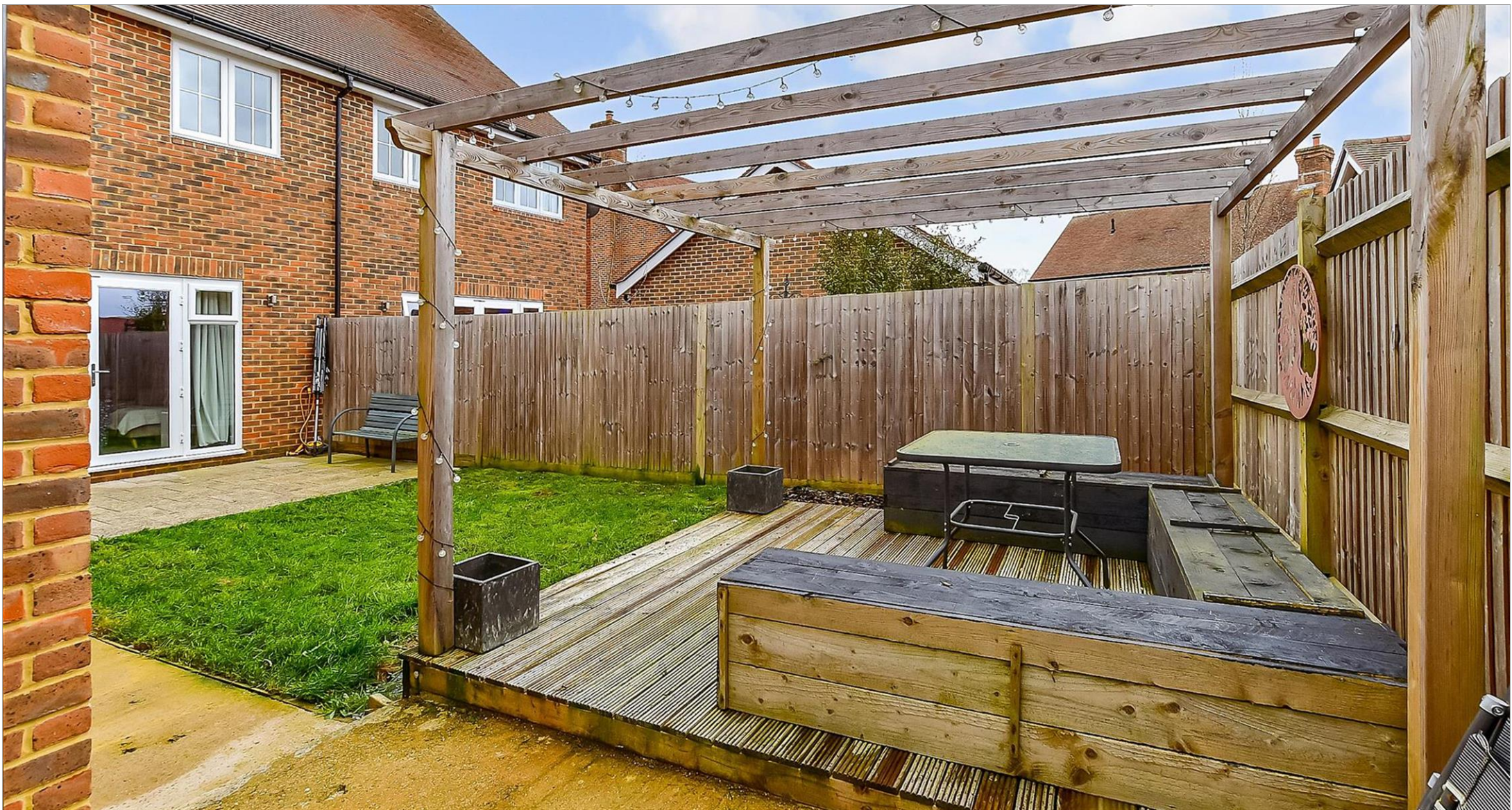
Rowan Grove, Cranleigh, Surrey, GU6



### Directions

For directions to this property please contact us.





**cubitt&west**  
Helping you move forwards

Call Cranleigh Branch 01483 271567 ■ [cubittandwest.co.uk](https://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.



20306693/20240328/KAB/KAB