



16 Thistley Lane, Cranleigh GU6 7AU

Offers in Region of **£425,000**



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ESTATE AGENT
Est. 1991



16 Thistley Lane, Cranleigh

Freehold / EPC: D / Council Tax Band: C

- Semi Detached Bungalow
- Large Plot
- Driveway Parking For Several Cars
- Good Sized Private Rear Garden
- Open Plan Kitchen / Family Room
- Easy Walking Distance To High Street & Schools
- South Facing
- In Good Order Throughout

A well-presented two bedroom semi-detached bungalow on a generous plot in a sought-after residential area.

The spacious open-plan kitchen and family room forms the heart of the home, providing an inviting space for both relaxed daily living and entertaining guests. The reception has double doors opening onto the rear garden and this floods the room with natural light. Modern fittings and finishes ensure the property is in good order throughout, while the thoughtful layout offers a good-sized primary bedroom with built in wardrobes, and second bedroom and a stylish bathroom.



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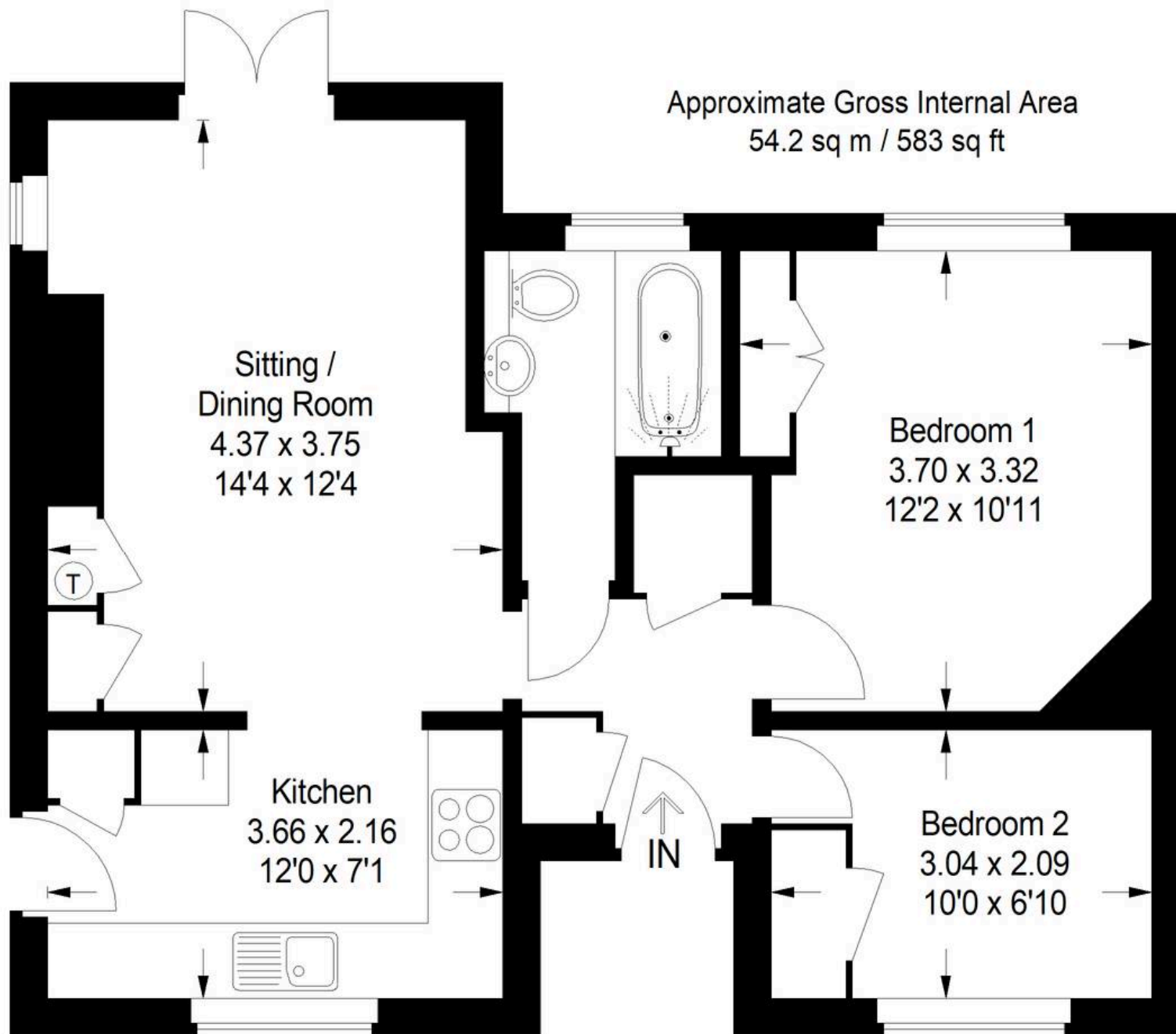
The rear garden is a true highlight, providing a good-sized, private oasis that is perfect for outdoor dining, gardening, or simply unwinding in the sunshine. Mature planting and secure boundaries create a sense of seclusion, while the generous plot size allows for plenty of space for children to play or for keen gardeners to make their mark.

Outside, the property continues to impress with its extensive driveway, offering parking for several vehicles and making every-day life especially convenient for households with multiple cars or visiting guests.

The bungalow's single-level design is ideal for buyers seeking accessible accommodation, and the location is perfect for families and downsizers alike, with the high street and local schools only a short, easy walk away.







Approximate Gross Internal Area
54.2 sq m / 583 sq ft

Thistley Lane



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.

Ground Floor



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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and 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.