

9 Sycamore Road, Cranleigh GU6 8GN

Offers in Region of **£435,000**

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9 Sycamore Road

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 32 minutes. Cranleigh has so much to offer with numerous independent and national shops including a Butchers, Fishmonger, Bakery, M&S Food Hall, Sainsburys, Co-Op, Boots and Handyman's Store. There are three pubs and numerous cafe's/coffee shops and a number of restaurants and wine bars. There is also a Thursday market in Village Way car park. There is a vibrant Arts Centre with café and attracts a wide variety of music, performing arts and cinema. 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. Knowle Park is a new 60-acre country park and nature reserve in the heart of Cranleigh, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. Lovely countryside surrounds the village, perfect for country walks.

Council Tax band: D, Tenure: Freehold, EPC Energy Efficiency Rating: B, EPC Environmental Impact Rating: B

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Set within the sought-after 2019 Thakeham Homes development, this well presented semi-detached house offers a harmonious blend of modern design and every-day comfort.

The welcoming entrance hall leads to a spacious living area, with ample natural light from rear access double doors enhancing the inviting atmosphere. The contemporary kitchen is a particular highlight, featuring sleek cabinetry, integrated appliances, and generous worktop space. Upstairs, the property boasts two bedrooms, including a good-sized principal suite with its own ensuite shower room, and with built-in wardrobes. There is additionally a further bathroom.

The property also boasts a downstairs cloakroom, double glazing throughout, and gas fired central heating.

There is a private rear garden, with side gate access for convenience, and a garage and driveway parking providing ample room for vehicles and additional storage.

With local amenities just a short stroll away on the vibrant High Street, there is also easy access to the Downslink for scenic walks and cycling.











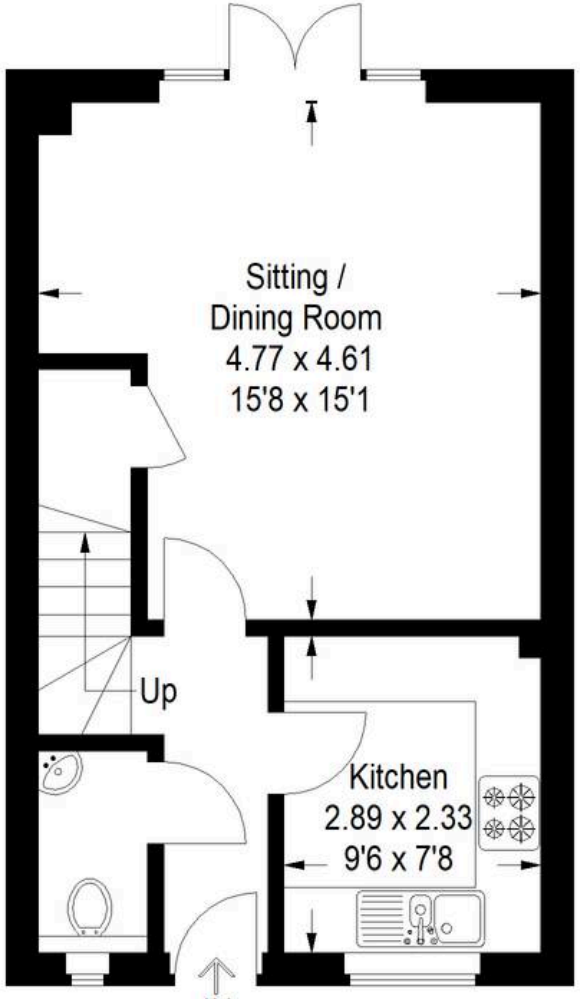




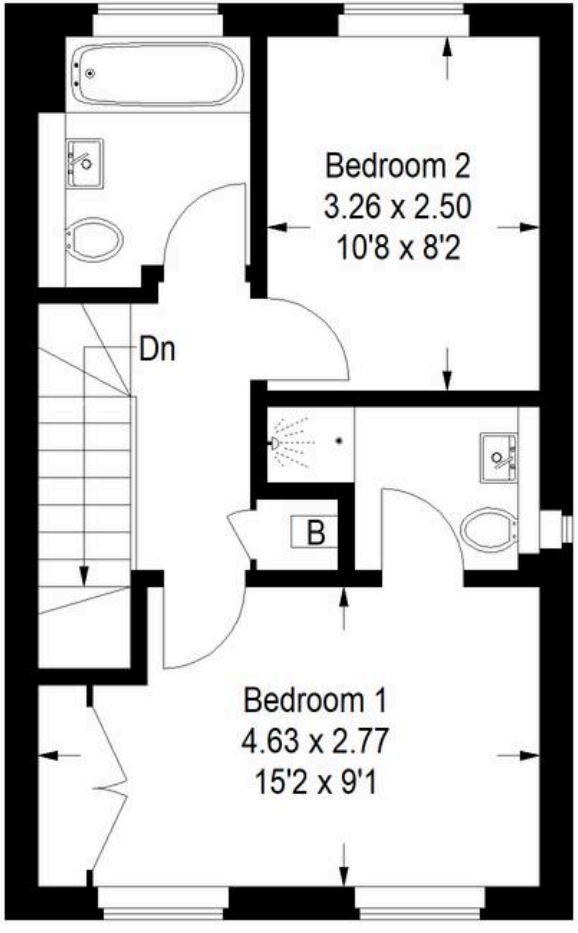
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Approximate Gross Internal Area
Ground Floor = 36.5 sq m / 393 sq ft
First Floor = 35.9 sq m / 386 sq ft
Garage = 18.9 sq m / 203 sq ft
Total = 91.3 sq m / 982 sq ft

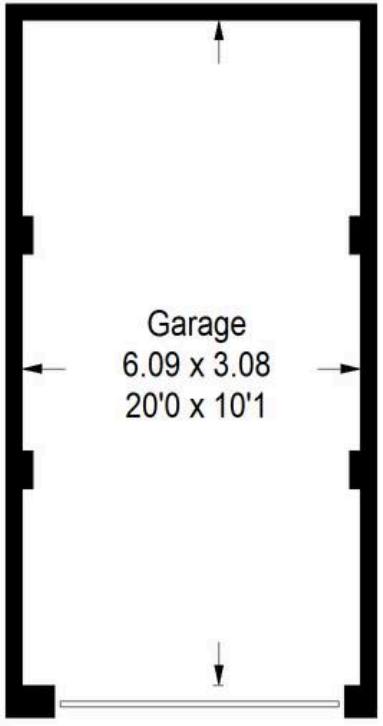
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Ground Floor



First Floor



(Not in position)

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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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.