

4 Stanton Close, Cranleigh GU6 8UH

£475,000

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4 Stanton Close

Cranleigh

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: E, Tenure: Freehold, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: D

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Cranleigh

A detached three bedroom bungalow situated on a wide south westerly facing garden plot within this popular residential area. The accommodation comprises of an entrance hall leading to a sitting room/dining room with bay window, kitchen with conservatory off, three bedrooms, all with fitted wardrobe cupboards and a shower room. Outside, the property is approached via a driveway leading to a single garage and side access to the rear garden, which is a lovely feature of the property, having paved patio leading onto lawns with established flower and shrub borders around enjoying a bright and sunny southerly aspect. The property is offered for sale with no onward chain.

- Detached bungalow
- Three bedrooms
- Spacious lounge/dining rooom
- Conservatory
- South west facing rear garden
- No onward chain



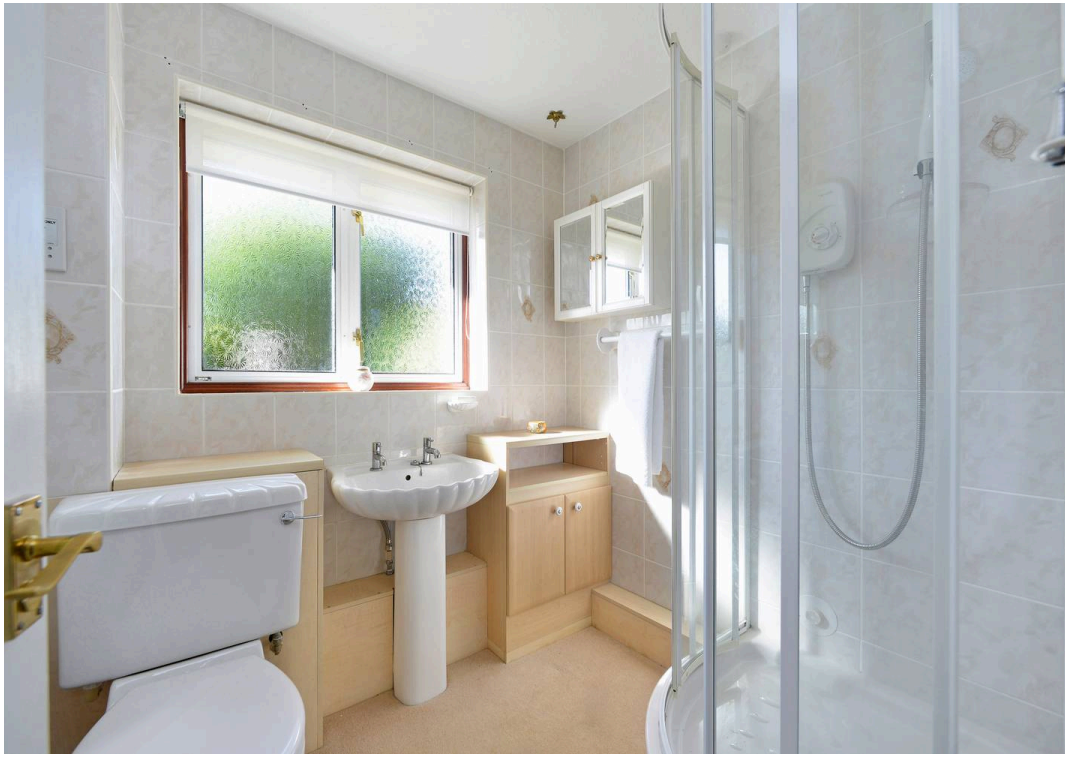






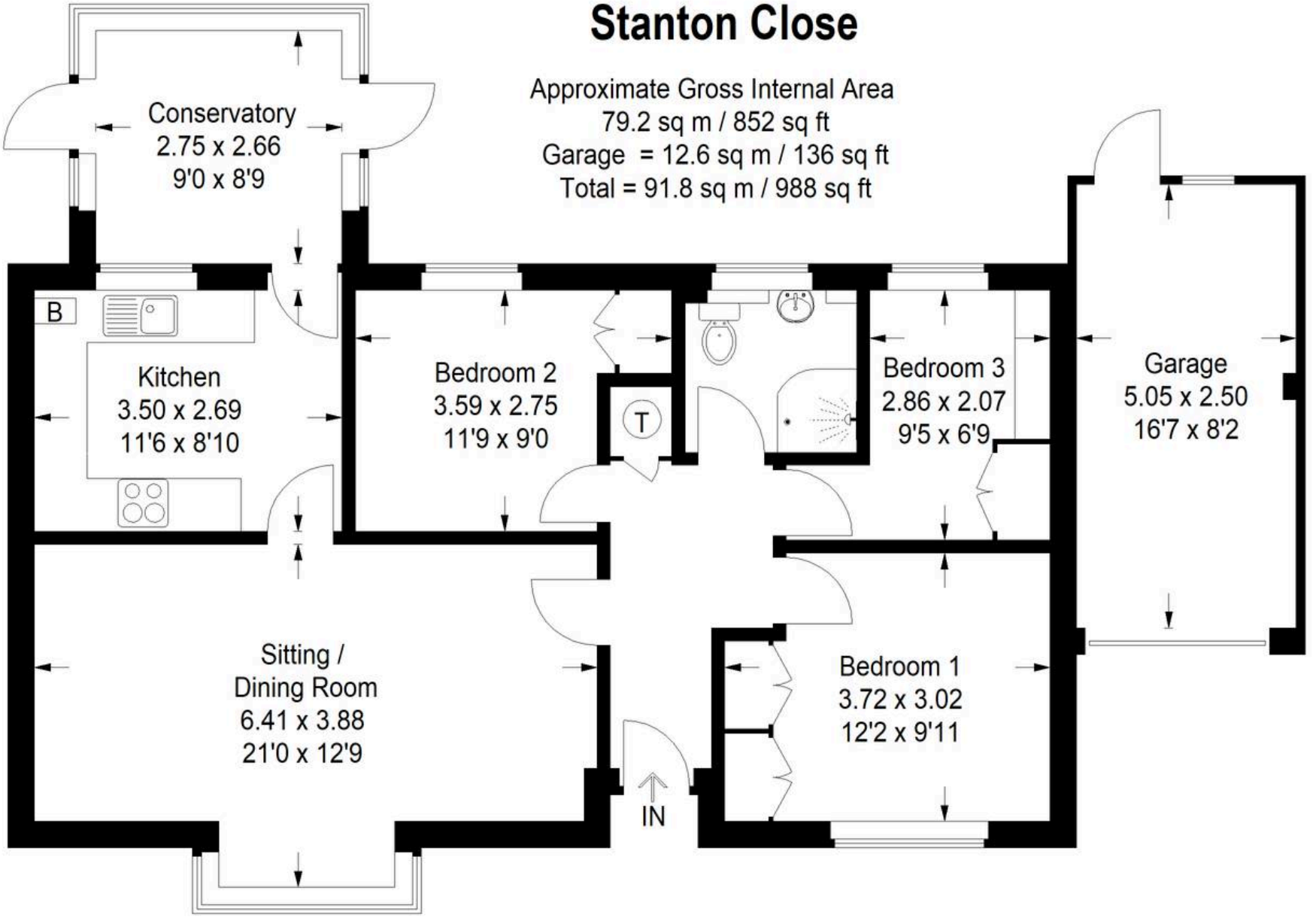






Stanton Close

Approximate Gross Internal Area
79.2 sq m / 852 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 91.8 sq m / 988 sq ft





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.

RNC



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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.