



7 Exmoor Drive, Cranleigh GU6 8FW





## Property Description

Guide Price: £575,000

- Modern three bedroom house
- Semi-detached
- Open plan sitting room/dining room
- Landscaped South West facing rear garden
- Potential to extend (STP)
- En-suite to principal bedroom
- Beautifully presented
- Flat walk to Village centre
- Freehold
- Council tax band: E
- EPC: B

A modern three bedroom semi-detached home on a generous square plot, situated at the end of a cul-de-sac on the Longhurst Park Estate, a one-mile level walk from the village of Cranleigh and a stone's throw from the Downs Link foot and cycle path that extends from Shoreham to Guildford.

The home is well appointed across two floors. On the ground floor, the heart of the home is the large sitting/dining room featuring double doors opening out to a marvellous garden. At the front of the property, a modern kitchen that features a large bay window.

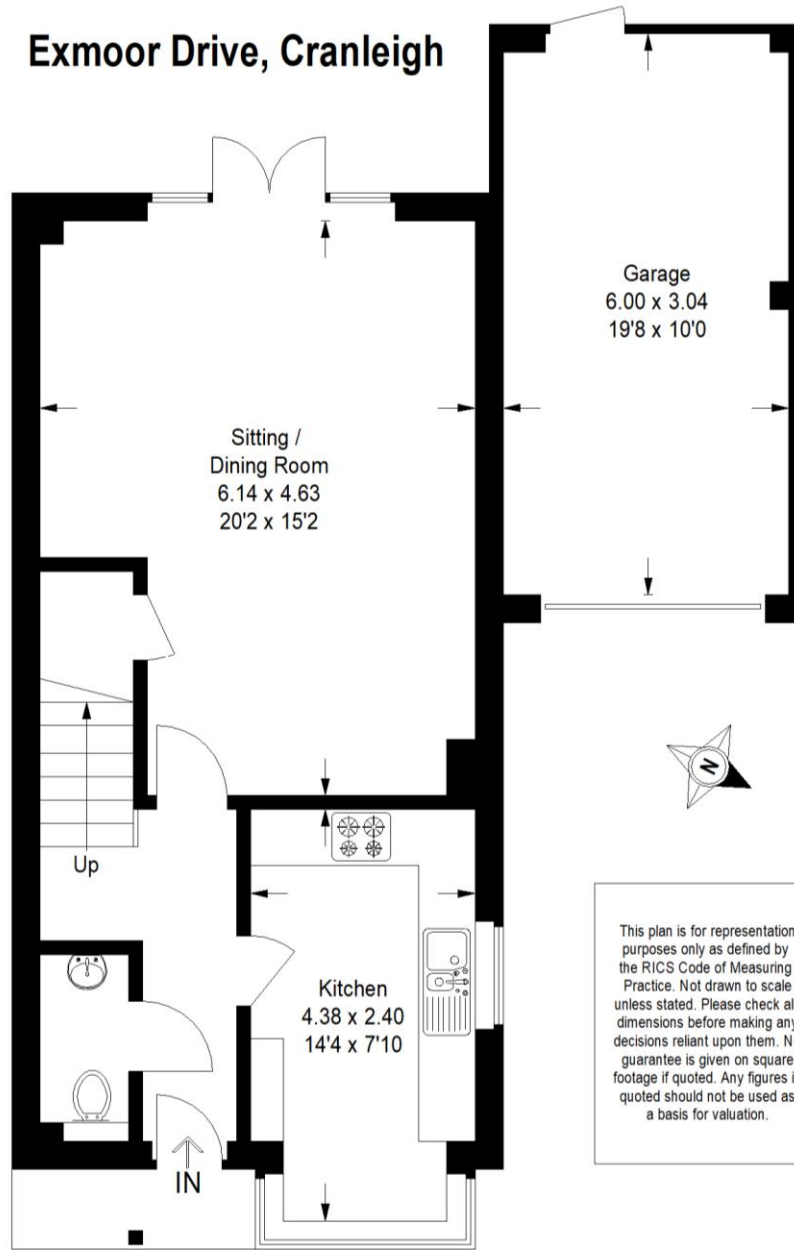
To the first floor there are three bedrooms with the principal bedroom having a stylish en-suite shower room, and a family bathroom completes the first floor. Full height plantation style wooden shutters adorn each of the windows to the front of the property.

Externally, the property boasts a real sun trap with a south west facing beautifully landscaped spacious square garden and a patio area offering an excellent alfresco dining area to bask in the sunshine. To the front of the property your parking needs are taken care of with a garage and driveway with space for 2 cars. The property benefits from multi room, fibre to the premises broadband (FTTP) and Sky installed satellite dish.



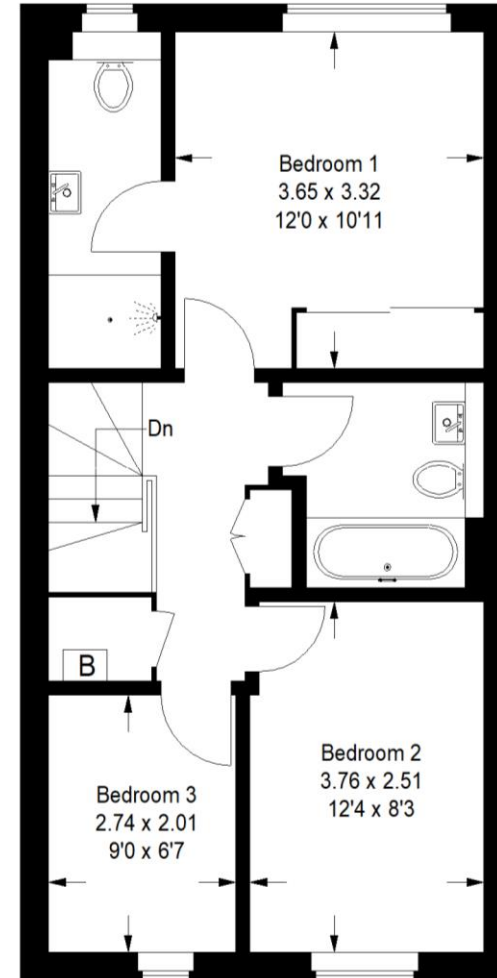


# Exmoor Drive, Cranleigh



Ground Floor

Approximate Gross Internal Area  
Ground Floor = 48 sq m / 517 sq ft  
First Floor = 45.8 sq m / 493 sq ft  
Garage = 18.2 sq m / 196 sq ft  
Total = 112 sq m / 1206 sq ft



First Floor

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

