



51 Queensway, Cranleigh GU6 7JJ





Property Description

Guide Price: £335,000

- Two bedroom house
- Light and spacious living/dining room
- Two generous double bedrooms
- Attractive low maintenance gardens
- Level walk to the High Street
- Quiet location
- South East facing garden
- No onward chain
- Freehold
- Council Tax: D EPC: C

A desirable two bedroom mid terrace house in a quiet cul de sac, within walking distance of the High Street. The property is approached via a pathway leading to a double glazed front door opening into a light filled hallway with ceramic tiled flooring flowing into the fitted kitchen/breakfast room offering a selection of base and wall units, space for appliances. an extractor fan and cooker. stainless steel sink, fitted work surfaces and tiled walls with a front aspect window overlooking the garden. There is a spacious living/dining room with a centrally positioned fireplace with a wood surround and fitted gas fire and double glazed doors overlooking the rear garden.

Upstairs boasts two large double bedrooms with built in storage and a tiled family bathroom with a shower attachment over the bath. On the landing there is a storage cupboard and a hatch to the loft space. The property is presented in good decorative order throughout and offers well proportioned accommodation.

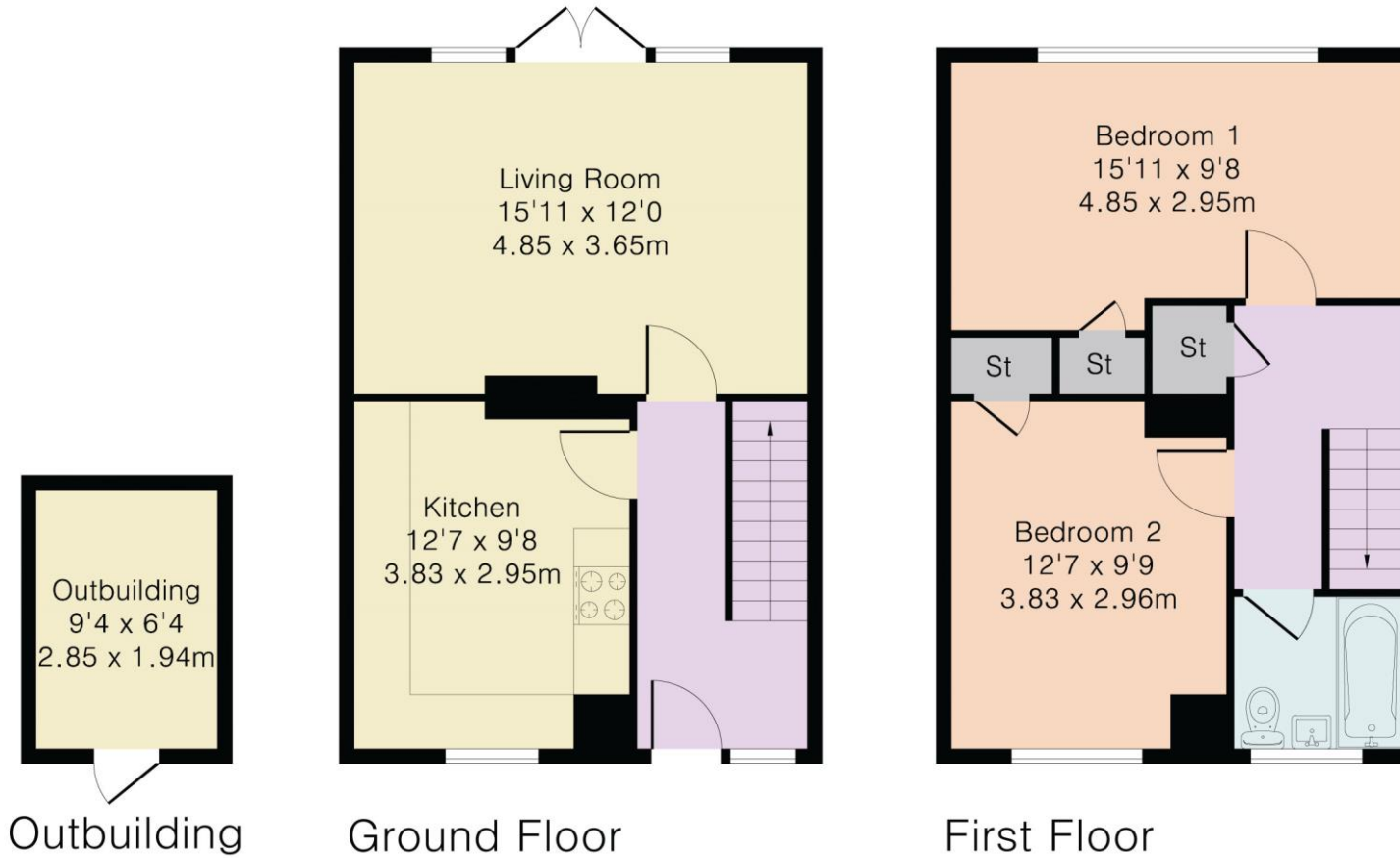
Outside the rear garden is mainly laid to lawn with mature shrubs offering low maintenance. A pathway leads to a brick built storage shed with a paved patio area at the rear for relaxing or entertaining and receives a good degree of privacy. The garden is southeast facing and enclosed with panel fencing with a gate and pathway extending down the side giving access to the front of the property. The front garden is laid to lawn with surrounding flowerbeds and bordered by a picket fence and entrance gate.

NB: The owners will be removing the ceiling tiles.





Approximate Gross Internal Area 850 sq ft – 80 sq m
Ground Floor Area 395 sq ft – 37 sq m
First Floor Area 395 sq ft – 37 sq m
Outbuilding Area 60 sq ft – 6 sq m





Chantries & Pewleys

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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.

