



5 Fettes Road, Cranleigh GU6 7EU





Property Description

Guide Price: £375,000

- A lovely family home in a popular residential area
- Three bedrooms
- Two reception rooms
- Downstairs WC
- Light accommodation
- Single garage in a block
- Walking distance to the centre of the village and local shop
- Close to a sought after primary school
- Leasehold has 943 yrs remaining
- Council Tax: D EPC: D



A well presented 3 bedroom end of terraced home situated in a popular location very convenient for Park Mead Primary School. The entrance hall with a cloakroom leads to a spacious front aspect dining room with wood effect flooring throughout leading to a good sized kitchen with a range of shaker style units, fitted Bosch double oven, electric hob and extractor, freestanding appliances and a door onto the rear patio. The light and airy living room also has double doors opening on to the patio and garden. Upstairs there are three good sized bedrooms and a family bathroom. The property benefits from gas fired central heating and double glazed windows and doors.

To the front of the property a paved pathway leads to the front door bordered either side by neatly maintained lawn. To the rear of the property the garden is a manageable size with a paved patio area stepping onto a neatly maintained lawn with a garden shed and benefits from a sunny orientation. A gate in the rear boundary leads to the parking and garage. Parking is at the rear of the property with a communal carpark and a dedicated single garage in a block.

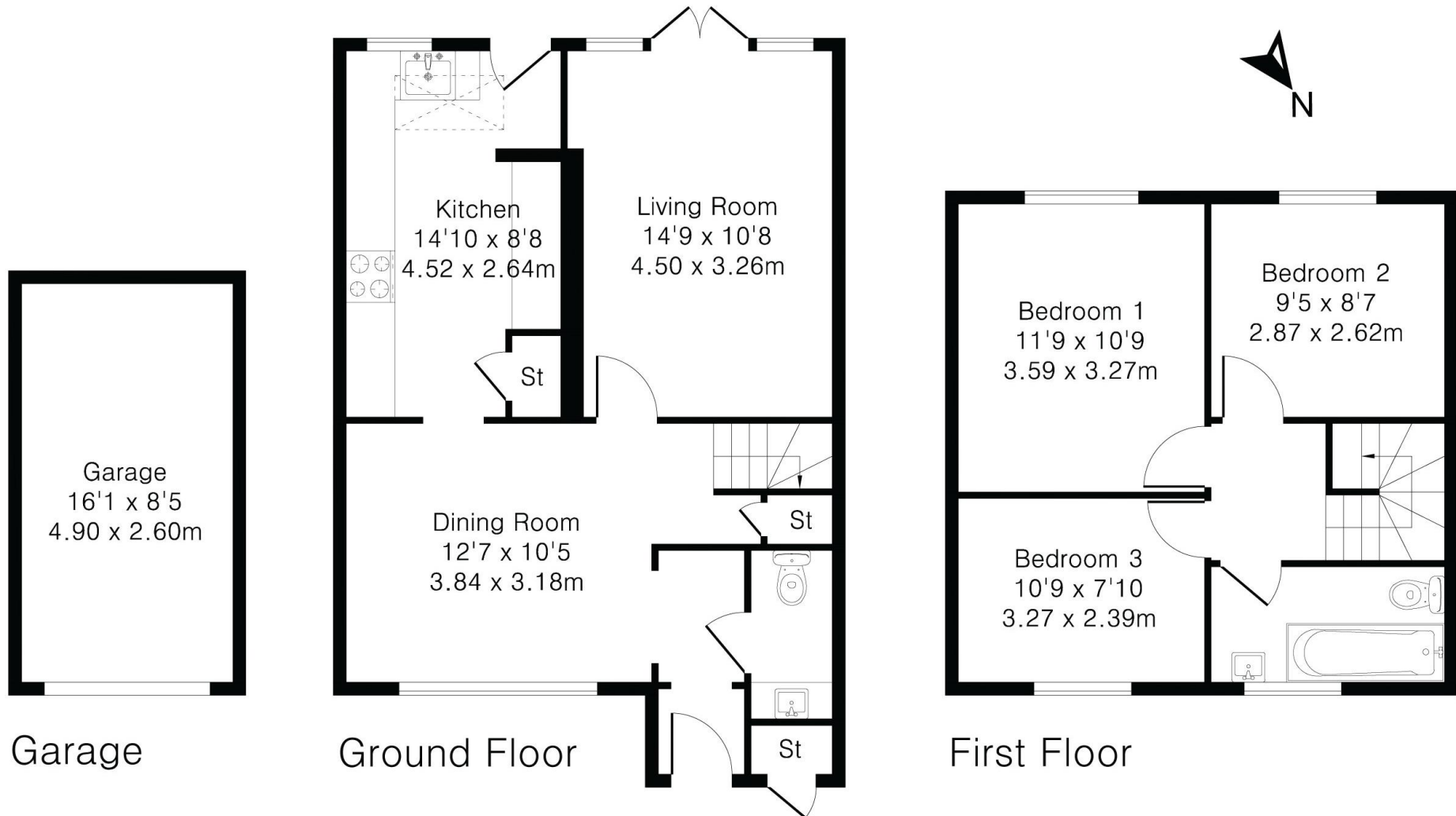


Approximate Gross Internal Area 1041 sq ft - 97 sq m

Ground Floor Area 526 sq ft – 49 sq m

First Floor Area 378 sq ft – 35 sq m

Garage Area 137 sq ft – 13 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.

