



15 Longhurst Avenue, Cranleigh GU6 8FG







## Property Description

Guide Price: £599,950

- Detached three bedroom home
- Stylish modern decorative presentation throughout
- Dual aspect contemporary kitchen/diner
- Triple aspect lounge
- Master bedroom with fitted wardrobes and ensuite shower room
- Family bathroom and downstairs cloakroom
- Two further bedrooms
- Southerly walled rear garden
- Detached garage with driveway
- Freehold
- Council Tax: E EPC: B

A beautifully presented three bedroom detached home in immaculate decorative condition throughout, built by Crest Nicholson in 2018. The attractive frontage on a wide corner plot welcomes you into the bright hallway featuring Karndean wood effect flooring, which flows through to the stylish kitchen/diner, featuring built-in Bosch appliances and 'walnut' finish base cupboards with contrasting work surfaces and wall cupboards. The dining area features French windows which open on to the rear patio and garden. The beautiful triple aspect lounge with views out flooding the property with light also features French windows to the rear garden. Useful understairs storage and the downstairs cloakroom complete the ground floor accommodation.

The principal bedroom enjoys an outlook over the rear garden and features a fitted mirrored double wardrobe together with the ensuite shower room fitted with quality Roca suite, which feature throughout the property. There are two further double bedrooms, whilst the contemporary family bathroom has two tone tiled walls and a white suite and a screened shower over bath.

Outside the gardens are beautifully landscaped with neatly maintained areas of lawn with flower and shrub borders. The private part walled rear garden with an open grassed area to the side provides a good degree of privacy. The rear patio offers a superb alfresco dining area with a sunny southerly aspect. A path leads to a side door into the detached garage and a side gate to the driveway with space for two vehicles. We highly recommend a visit to fully appreciate the position and beautiful accommodation on offer.



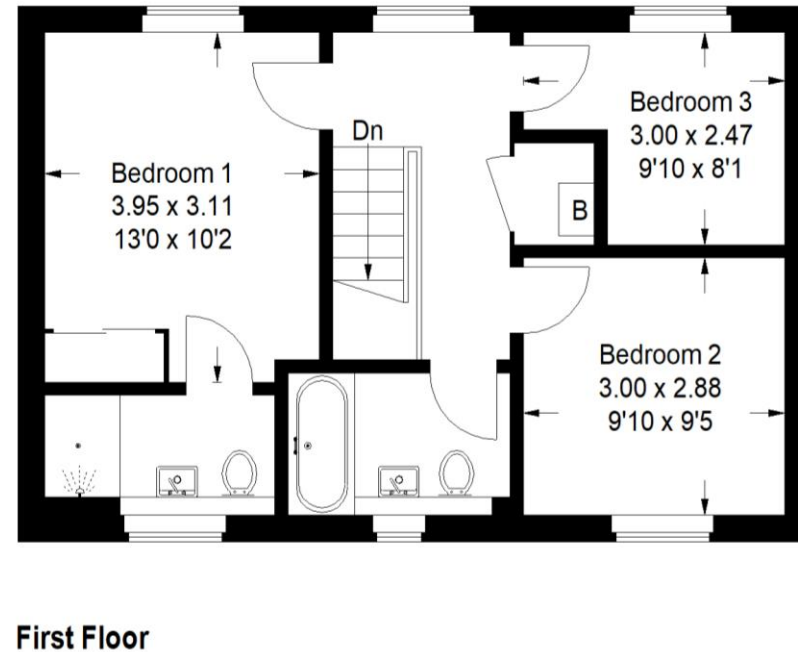
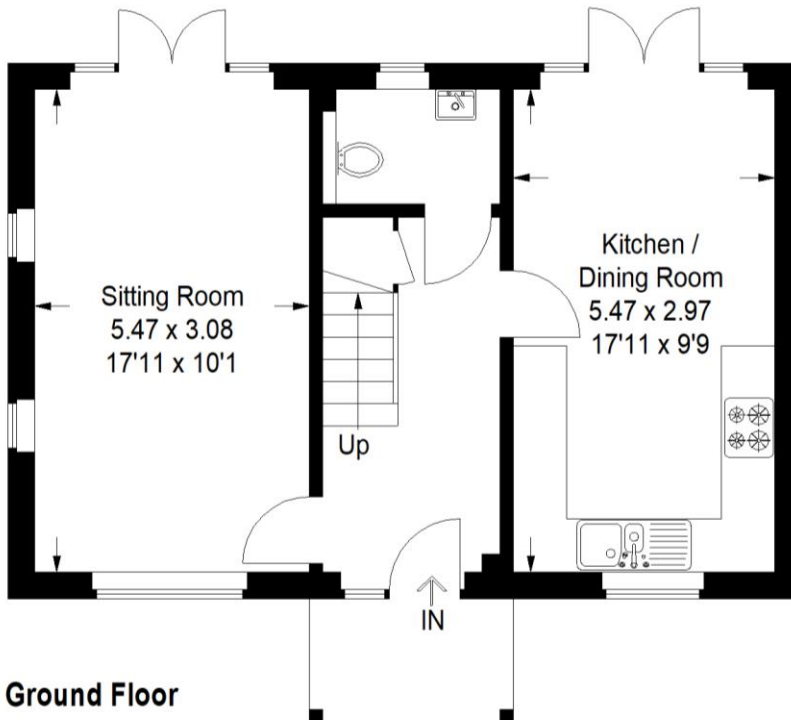
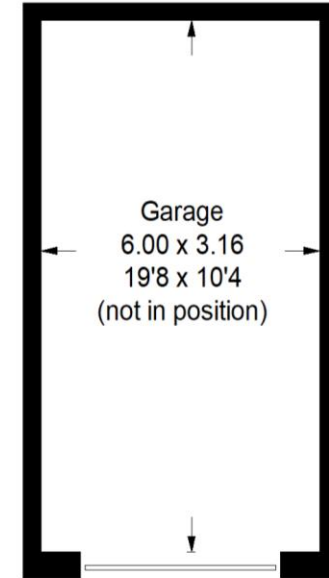




This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

# Longhurst Avenue

Approximate Gross Internal Area  
Ground Floor = 46.7 sq m / 503 sq ft  
First Floor = 45.5 sq m / 490 sq ft  
Garage = 18.9 sq m / 203 sq ft  
Total = 111.1 sq m / 1196 sq ft





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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.

