

Marjoram Avenue, Cranleigh, Surrey

Asking Price: £490,000

Gascoigne-Pees













• Cranleigh Village Location
• Beautifully presented three-bedroom detached house
• Offers an impressive 1,138 sq. ft. of contemporary living space.
• Built just seven years ago and maintained in excellent condition
• Thoughtful open plan kitchen/dining room, ideal for families and professionals alike.
• Separate dual aspect living room with French doors to garden
• Utility Room
• The main bedroom boasts fitted wardrobes and ensuite bathroom
• Two further bedrooms offer ample space for family or guests
• Single garage and driveway, providing sought-after off-street parking.
• Easily maintained patio and garden
• Close proximity to the Surrey Hills and the picturesque countryside
• Cranleigh's vibrant high street offers an array of independent shops, cafés, restaurants, and supermarkets, as well as highly regarded schools and welcoming pubs



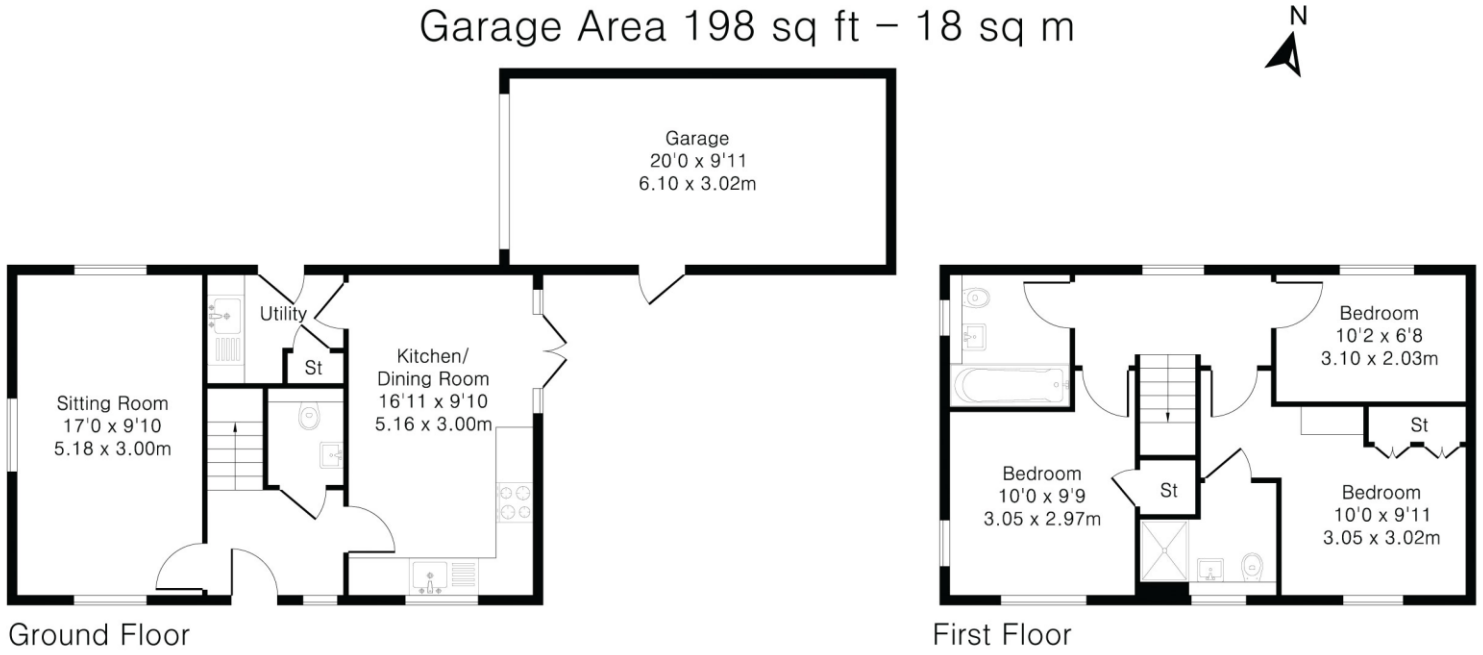


Approximate Gross Internal Area 1138 sq ft - 106 sq m

Ground Floor Area 470 sq ft – 44 sq m

First Floor Area 470 sq ft – 44 sq m

Garage Area 198 sq ft – 18 sq m



Ground Floor

First Floor





Council Tax Band: **E**

Tenure: **Freehold**

Estate Charge: **£320.00**

Viewing by appointment

T: 01483 415252
E: godalming@gpees.co.uk
85 High Street, Godalming, Surrey, GU7 1AW

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Gascoigne-Pees is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: GOG_GOG260306_R6PL_8

Gascoigne-Pees