



28 Parsonage Road, Cranleigh  
£635,000



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your local property experts

ESTATE AGENT  
Est. 1991



## 28 Parsonage Road

Cranleigh.

- Well presented and improved semi detached home
- Three bedrooms
- Planning permission to extend. (WA/2025/01363)
- Large garden with southerly aspect.
- Large conservatory/dining room
- Two reception rooms
- Home office/summerhouse

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



# 28 Parsonage Road

Cranleigh

A well presented and improved three bedroom semi detached home situated on a good sized garden plot with southerly aspect. The property has accommodation arranged over two floors with a welcoming reception hall with modern staircase, sitting room, family room, kitchen, large conservatory/dining room and cloakroom on the ground floor. On the first floor there are three bedrooms and a bathroom. Outside, there is driveway parking for several cars and side access to a beautiful rear garden which is of good size and enjoys a bright and sunny southerly aspect. The gardens are mainly laid to lawn with established shrubs around. At the foot of the garden, there is an super home office/summerhouse with light and power. The property has planning permission (WA/2025/01363) for a single storey side and rear extension. We highly recommend a visit to fully appreciate the accommodation on offer.



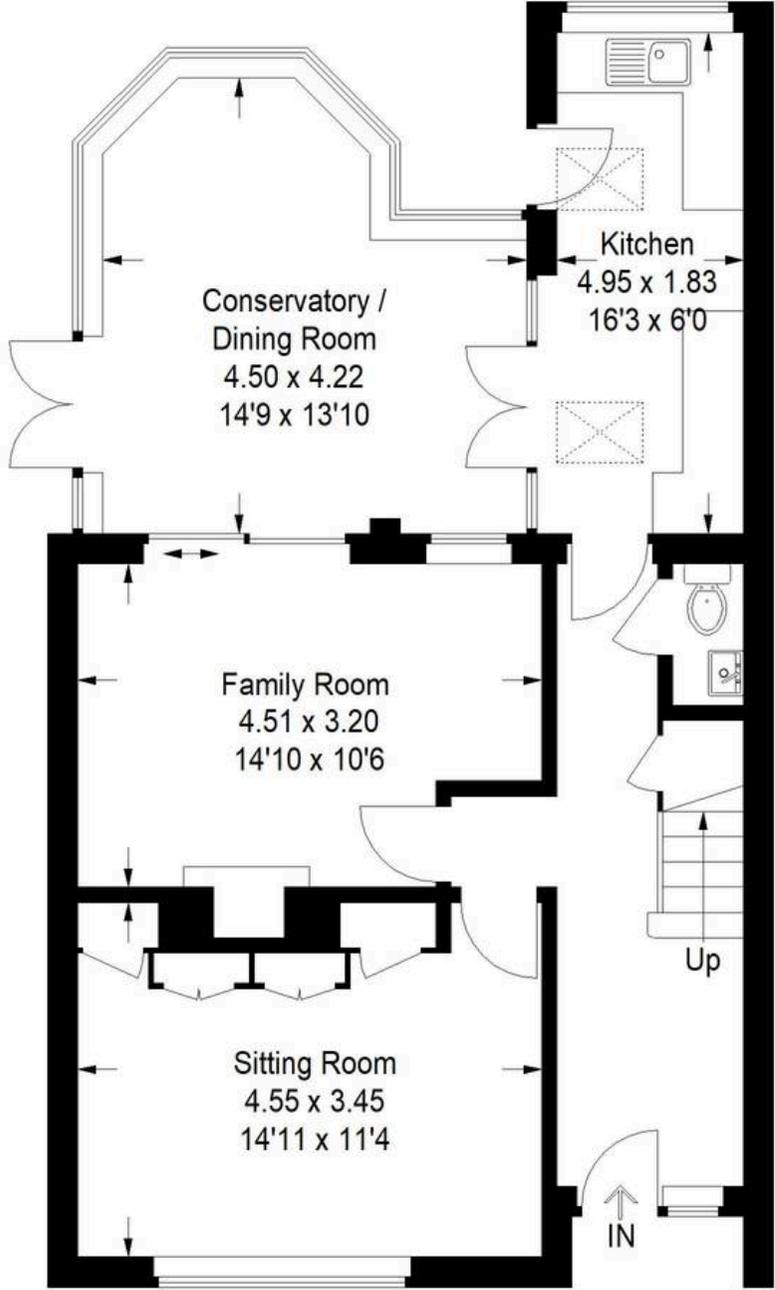


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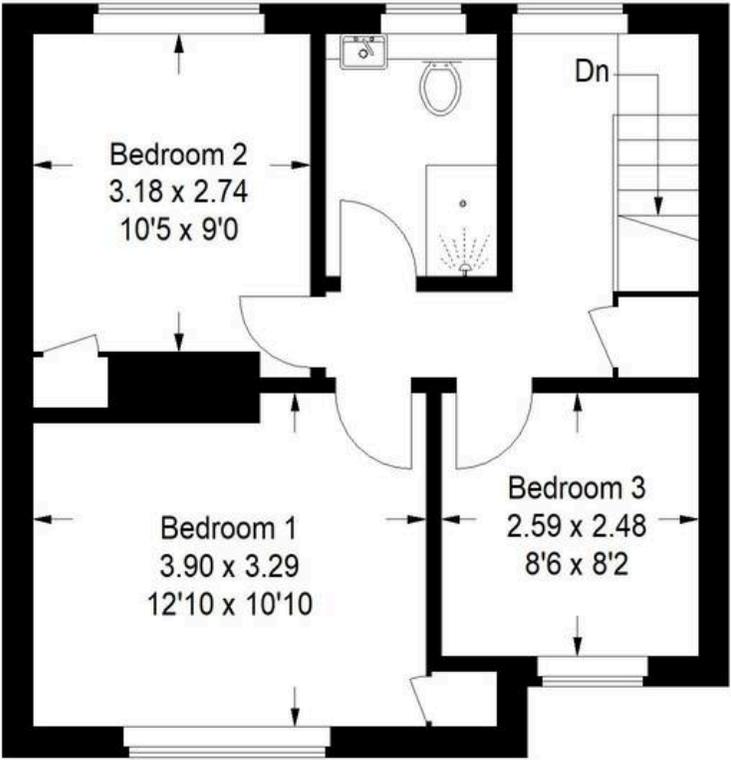


Approximate Gross Internal Area  
 Ground Floor = 72.2 sq m / 777sq ft  
 First Floor = 43.8 sq m / 471 sq ft  
 Studio / Home Office / Store  
 17.7 sq m / 190 sq ft  
 Total = 133.7 sq m / 1438 sq ft

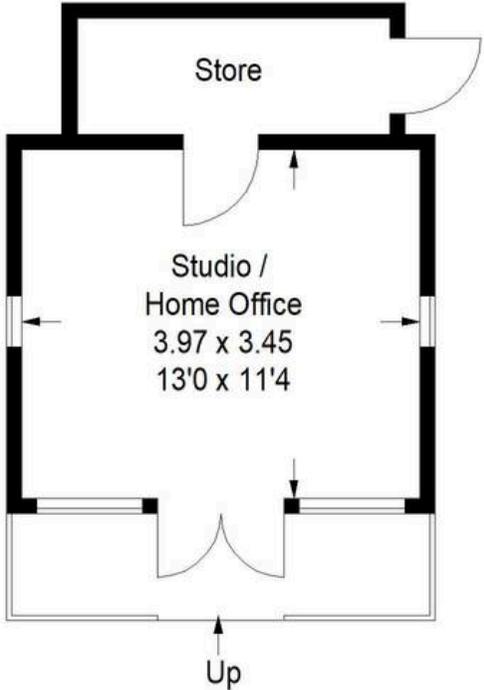
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



Ground Floor



First Floor



(Not in position)



## Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.