



4 Durnsford Way, Cranleigh. GU6 7LN
£550,000



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Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 32 minutes. Cranleigh has so much to offer with numerous independent and national shops including a Butchers, Fishmonger, Bakery, M&S Food Hall, Sainsburys, Co-Op, Boots and Handyman's Store. There are three pubs and numerous cafe's/coffee shops and a number of restaurants and wine bars. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Knowle Park is a new 60-acre country park and nature reserve in the heart of Cranleigh, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits.



Council Tax band: F, Tenure: Freehold,
EPC Energy Efficiency Rating: TBA

4 Durnsford Way

Cranleigh

A four bedroom detached home requiring modernisation situated in a quiet cul de sac in this popular residential area. The property has accommodation arranged over two floors with reception hall, sitting room, dining room, kitchen and family room and cloakroom on the ground floor and four bedrooms and a bathroom on the first floor. There is driveway parking leading to a single garage and a good sized garden to the rear enjoying a south westerly aspect. The property requires new kitchen, bathroom and double glazed windows. The property is offered for sale with no onward chain and we highly recommend an early visit to fully appreciate the potential on offer.

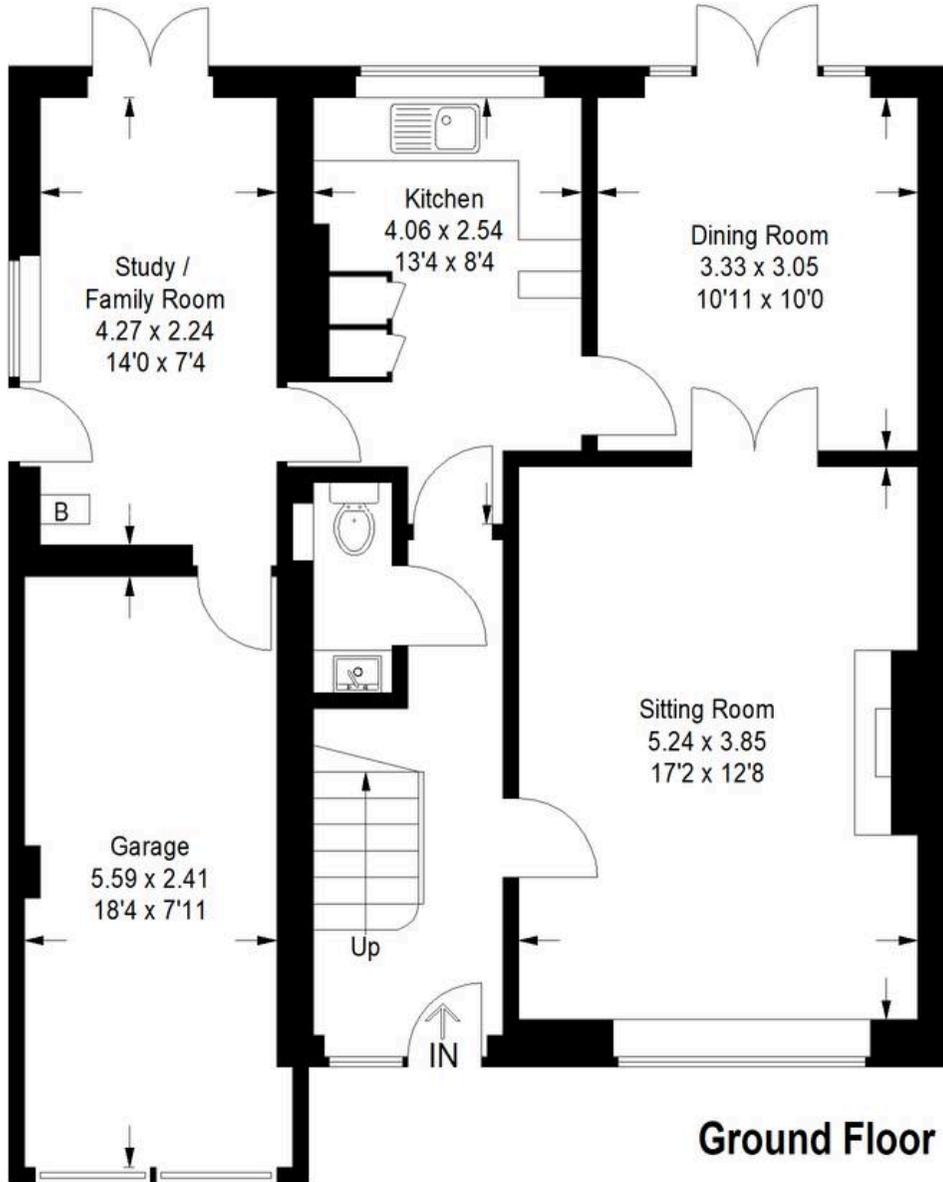
- Modernisation required
- Four bedroom detached house
- Three reception rooms
- South west facing garden
- No onward chain



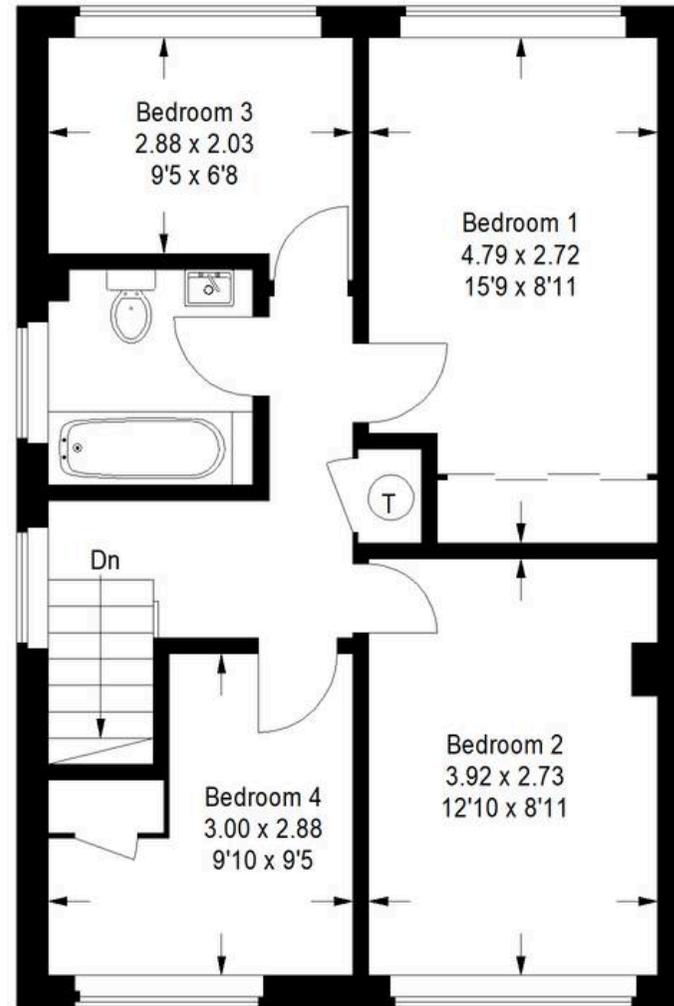


Durnsford Way, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 78.7 sq m / 847 sq ft (Including Garage)
 First Floor = 51.6 sq m / 556 sq ft
 Total = 130.3 sq m / 1403 sq ft



Ground Floor



First Floor



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.





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.