



Fermain Rowly Drive, Cranleigh. GU6 8PL

Guide Price **£530,000**



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ESTATE AGENT
Est. 1991



- Three bedroom semi detached house
- Huge potential to extend and update stpp
- Highly sought after location
- Large garden plot
- Driveway parking and single garage
- No onward chain

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.



Fermain Rowly Drive

A three bedroom semi detached house situated on a large garden plot in the popular edge of village residential area of Rowly. The property is now a little dated but offers huge potential to update and extend subject to planning in line with other properties in the immediate area. The accommodation is arranged over two floors with an entrance hall leading to a sitting room with fireplace, large dining room with kitchen off and a large conservatory/sun room to the rear. On the first floor there are three bedrooms and a modern shower room. Outside the property is approached via a driveway providing parking for several cars leading to a single garage. To the rear there is a good sized garden which is mainly laid to lawn. The property benefits from gas fired heating and double glazing and is offered for sale with no onward chain. We highly recommend a viewing to fully appreciate the potential on offer and its lovely location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

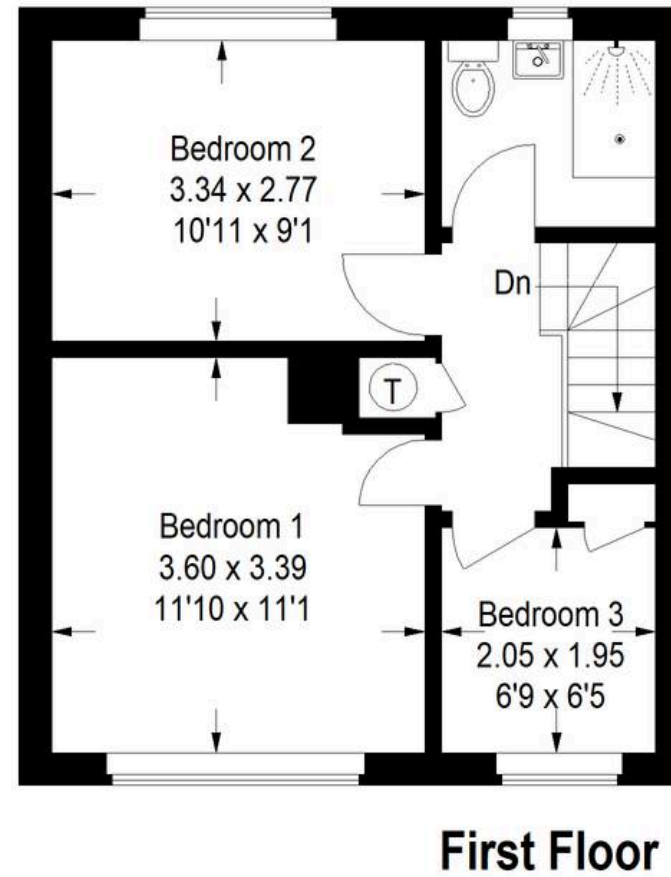
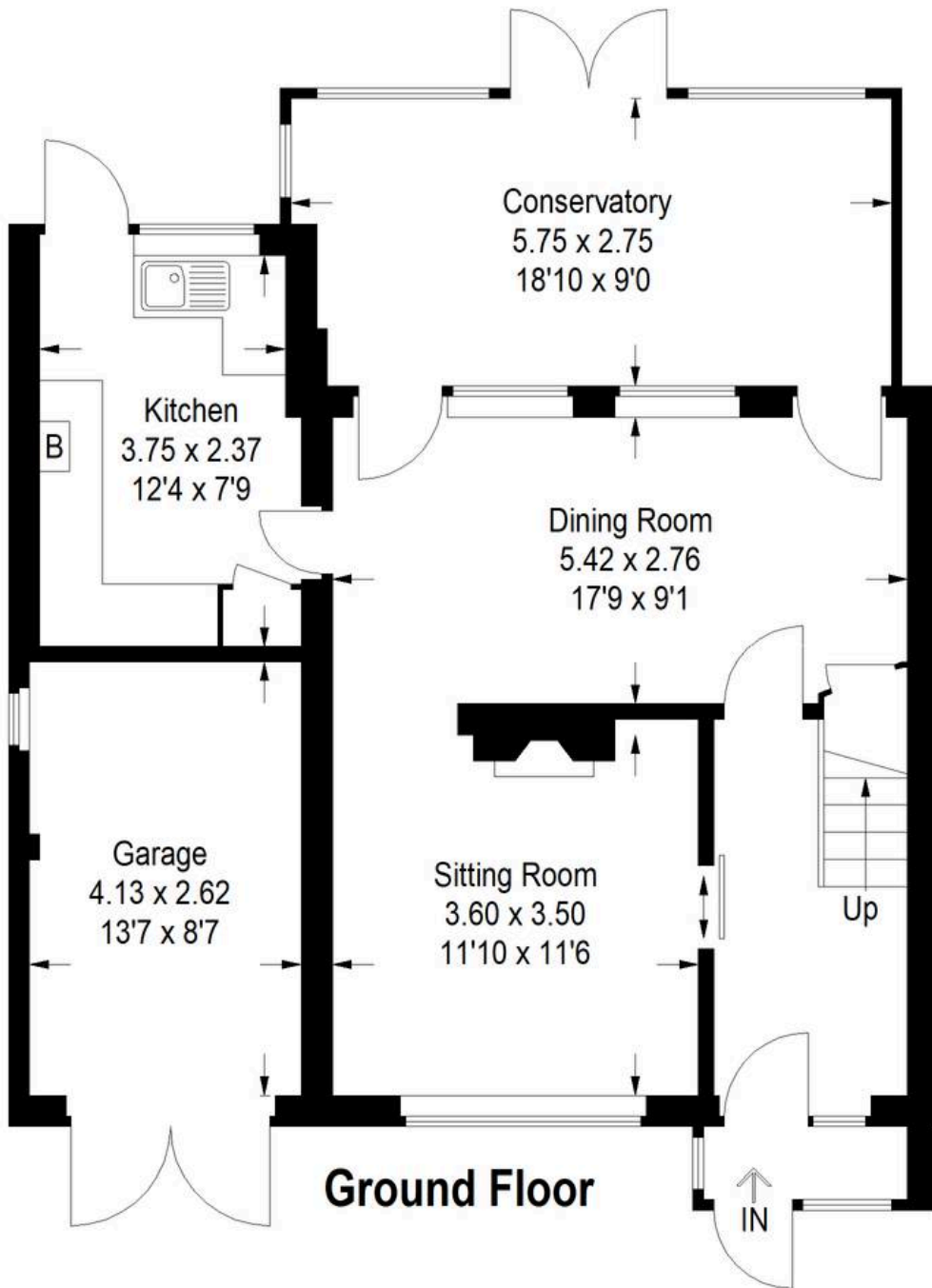
EPC Environmental Impact Rating: TBC





Rowly Drive, Cranleigh

Approximate Gross Internal Area
Ground Floor = 65.4 sq m / 704 sq ft
First Floor = 35.7 sq m / 384 sq ft
Garage = 11.2 sq m / 120 sq ft
Total = 112.3 sq m / 1208 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.



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.