



8 Charts Close, Cranleigh
£395,000



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Est. 1991



8 Charts Close

- Convenient central village location
- Ground floor cloakroom
- Driveway parking and garage in separate block
- Well proportioned rooms
- No onward chain - subject to grant of probate
- Modern shower room
- Mid terrace three bedroom home

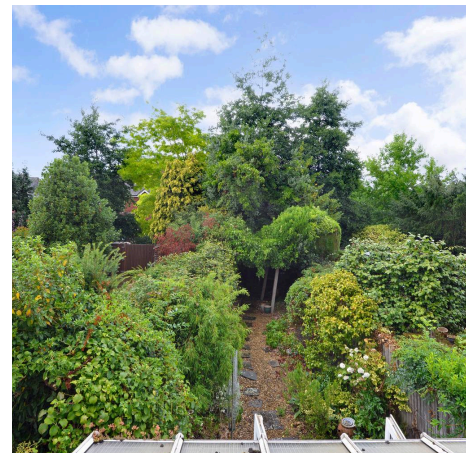
A three bedroom, mid terraced home conveniently situated in this popular cul de sac close to the village centre. The accommodation comprises cloakroom, kitchen, well proportioned lounge/dining room with deep understairs cupboard, conservatory on the ground floor. On the first floor where there are three bedrooms and a bathroom. The property benefits from double glazed windows and gas fired heating. Outside, there is driveway parking for several cars and a single garage in separate block, rear garden which has a paved patio leading onto gravel paths with established shrub borders around. The properties within Charts Close benefit from exclusive key access to the village centre via a locked gate from the garage block area. We highly recommend a visit to fully appreciate the convenient location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

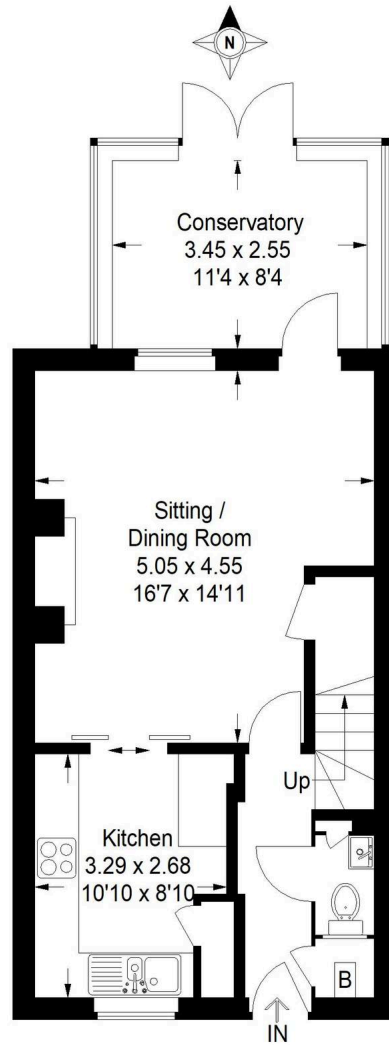


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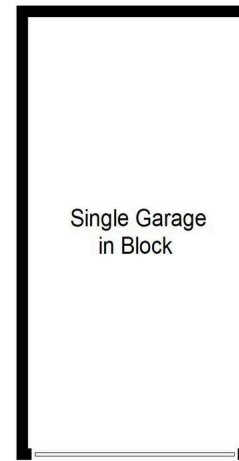
Approximate Gross Internal Area
85 sq m / 916 sq ft
(Excluding Garage)



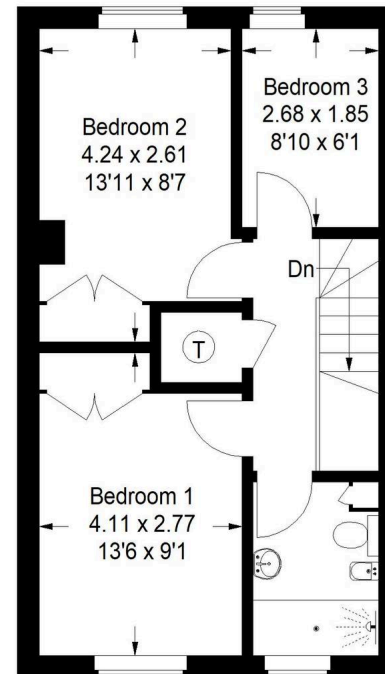
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



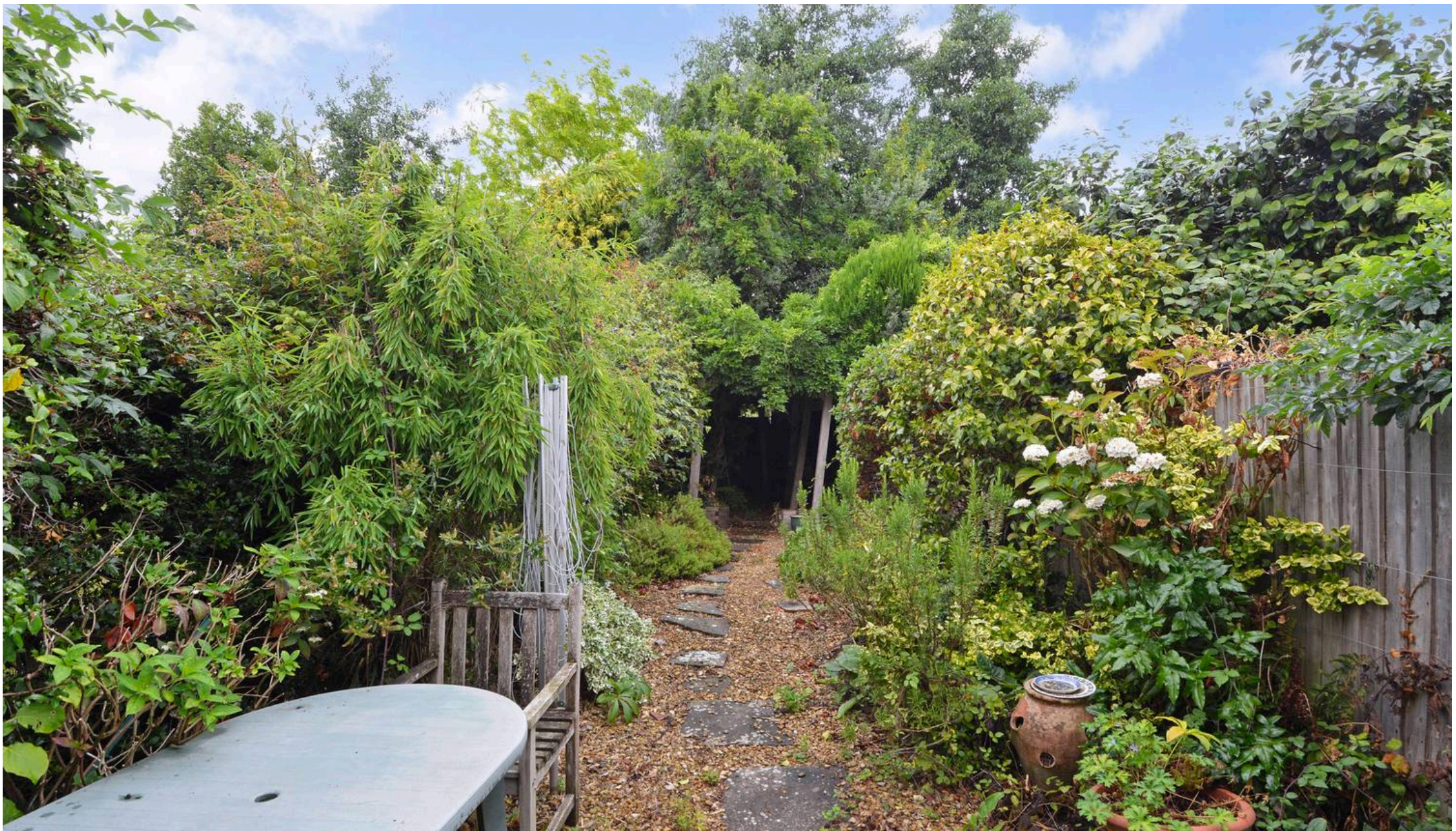
Ground Floor



(Not in position)



First Floor



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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.