



7 Elmbridge Road, Cranleigh, GU6 8NH
£425,000



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ESTATE AGENT
Est. 1991



7 Elmbridge Road

- Extended semi detached home
- Well proportioned rooms
- Three bedrooms
- Requires modernisation
- Driveway and garaging
- No onward chain

An extended three bedroom semi-detached home situated within $\frac{3}{4}$ of a mile from the village centre. The property now requires modernisation and offers accommodation arranged over two floors with large open plan lounge/dining room, kitchen and ground floor bathroom. Stairs rise to the first floor, where there are three bedrooms, two doubles and a single and the principal bedroom has an ensuite cloakroom. Outside, the property is set back from the road and has a driveway leading to a parking area leading to a detached garage and adjoining car port. The property benefits from gas fired heating and double glazed windows and we would highly recommend a visit to fully appreciate the potential on offer.

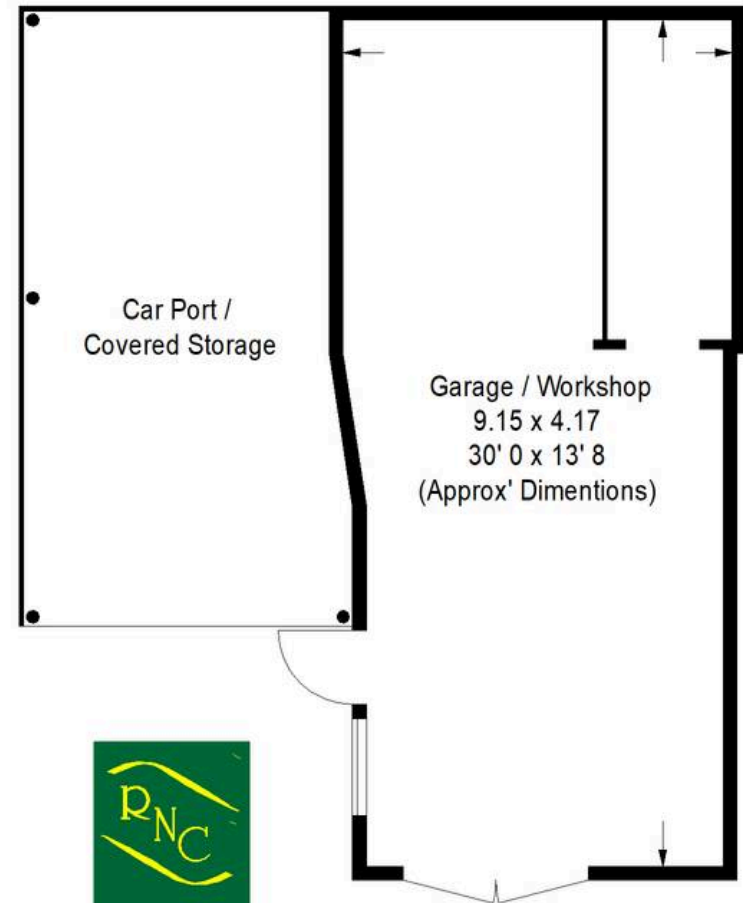
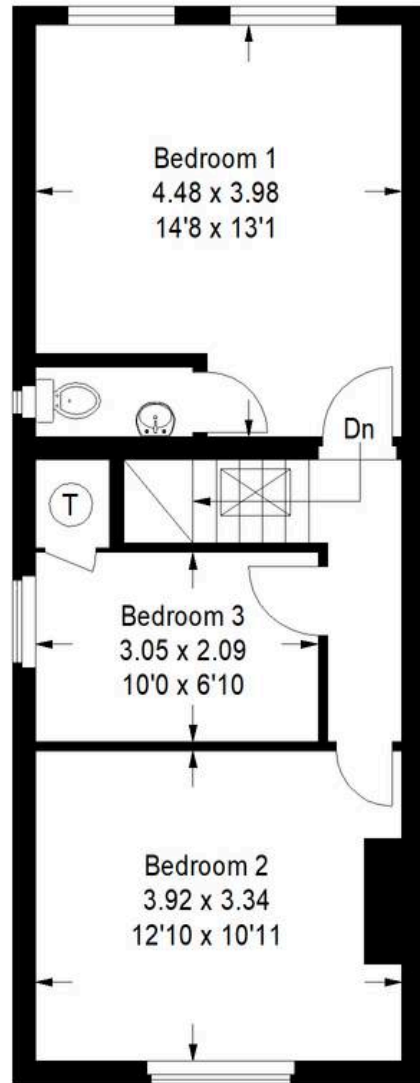
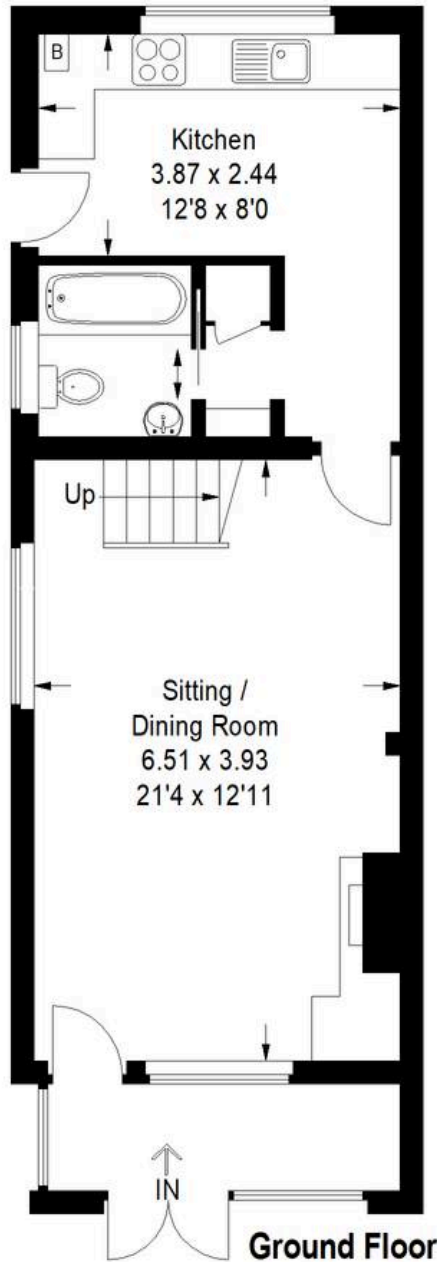


Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

Elmbridge Road, Cranleigh



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.

Approximate Gross Internal Area
 Ground Floor = 49.1 sq m / 528 sq ft
 First Floor = 44.2 sq m / 476 sq ft
 Total = 93.3 sq m / 1004 sq ft

Garage / Workshop = 36.6 sq m / 394 sq ft
 (Excluding Car Port)



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.