



Cassis, New Park Road, Cranleigh GU6 7HJ
£825,000



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ESTATE AGENT
Est. 1991



Cassis, New Park Road Cranleigh

- Detached four bedroom home
- Three bathrooms (two ensuite)
- Open plan kitchen/breakfast room
- Sought after residential location
- Close to the village centre
- Double garage
- West facing garden
- No onward chain

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Cassis, New Park Road

Cranleigh

A well presented four bedroom detached home being one of a pair, built in 2013 conveniently situated in this popular residential road, close to the village centre. The accommodation is arranged over two floors and features a good sized sitting room, separate dining room or study, open plan kitchen/breakfast room and cloakroom on the ground floor. Stairs rise to the first floor, where there are four bedrooms with the principal bedroom having fitted wardrobes and an ensuite shower room, bedroom two with built in wardrobe cupboards and ensuite shower room, two further bedrooms, and a family bathroom.

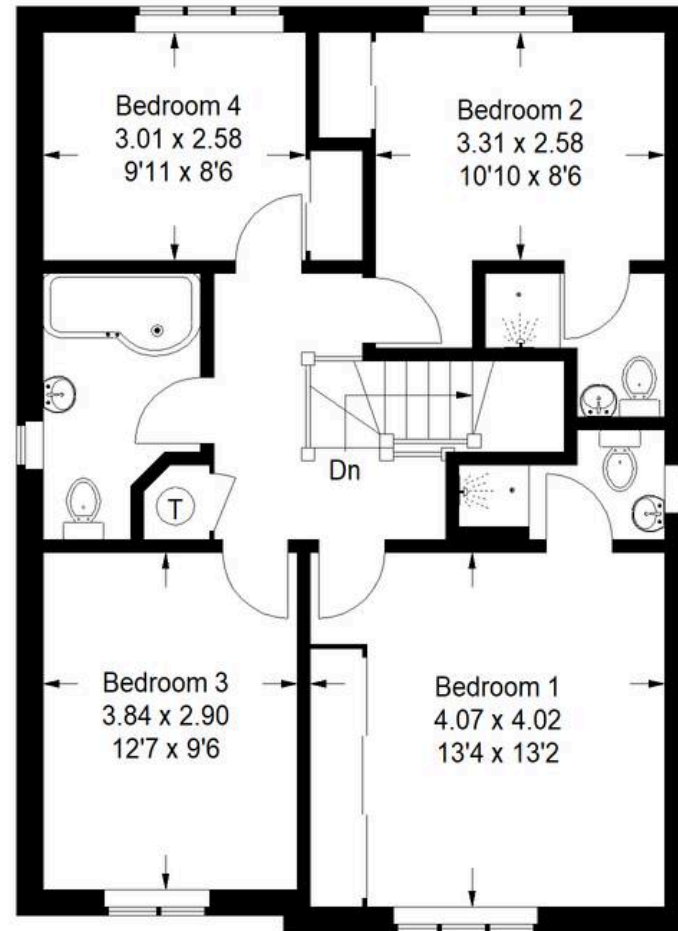
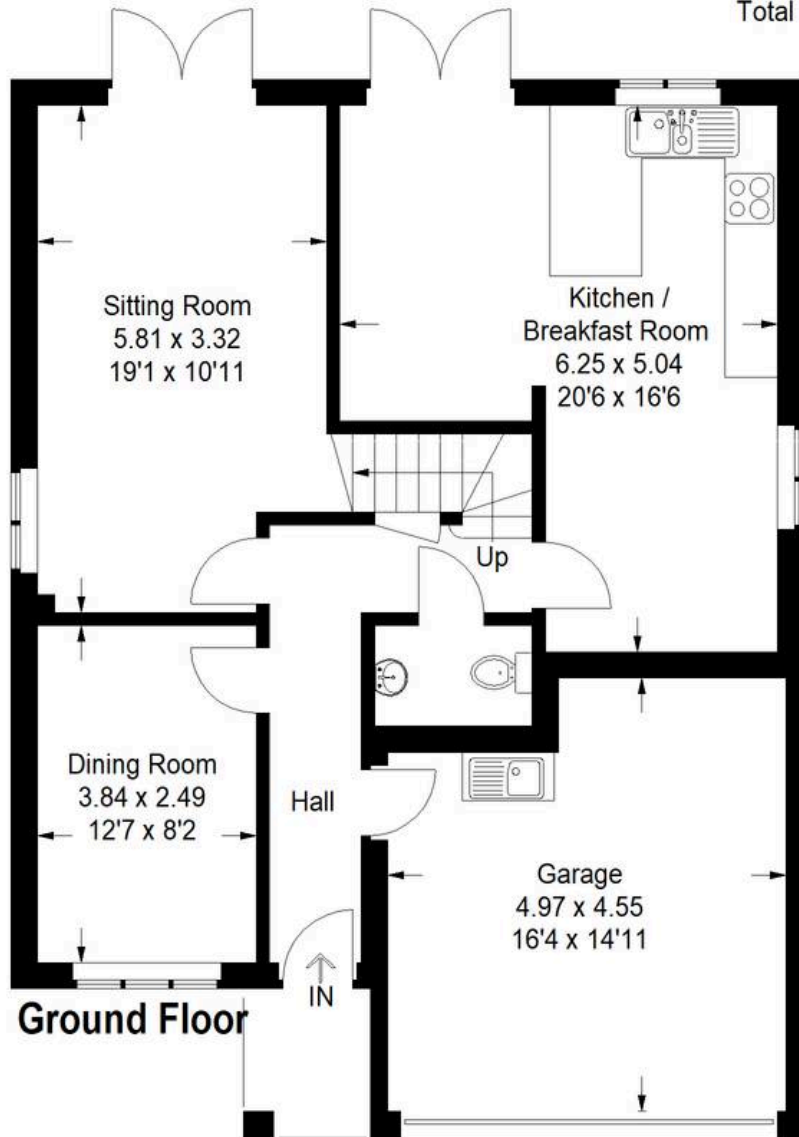
Outside, the property is approached via a tarmac driveway providing parking for a couple of cars leading to an integral double garage. The rear garden is a lovely feature of the property enjoying a bright and sunny westerly aspect with paved patio and raised flower bed planters stepping onto lawn. The boundaries are well established with a variety of established shrubs and fencing. The property is offered for sale with no onward chain and we highly recommend a visit to appreciate the accommodation on offer.





New Park Road, Cranleigh

Approximate Gross Internal Area
Ground Floor (Including Garage)
= 91.7 sq m / 987 sq ft
First Floor = 70.4 sq m / 758 sq ft
Total = 162.1 sq m / 1745 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.

First Floor



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.