



New Park Road
Cranleigh, GU6

£1,750 pcm

This beautifully presented three-bedroom home is detached with a drive and a garage at the rear. In a popular location and walking distance of the High Street, this is a great property. Available mid-August.
No Pets.



Property Features

- Three Bedrooms
- Dining area
- Driveway For Two Cars
- Ground floor bonus room
- Garage
- Popular location
- Garden
- Walk to High Street
- Living Room
- Available Mid-August

Full Description

There is much to say about this great family home.

To the front there is a large drive with ample parking for two cars. Upon entering the property, there is a sizeable hallway with plenty of space for shoes and coats and a handy under stairs cupboard for extra storage.

The main living room is spacious and has added character with the addition of a wood burner. This leads into the dining area and then to the kitchen.

The kitchen has plenty of cupboards and work top space. A fridge freezer, washing machine, dish washer and cooker with oven, hob and extractor are all provided. As the property has been extended there is extra space in the kitchen for a small table and a door giving side access to the property.

A key benefit to this property is that having been extended, there is a bonus room to the rear with sliding doors that lead out to the well-kept garden.

On the first floor there are two double bedrooms and a single third bedroom.

The family bathroom is a great size and provides bath with shower fitting, sink and WC.

At the rear of the property there is a private garden and a detached garage.

EPC D

Council Tax Band E – Waverley Borough Council

Please note that the property does not accept pets or sharers.

Please contact us for more information.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements