



## Marjoram Avenue

Cranleigh

£2,200 pcm

Modern, light, energy efficient, practical, and homely. This three-bedroom detached property, with a garage, ensuite and large garden is a superb family home. Pets considered, available end of September, furnished option available.



## Property Features

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- Large Garden
- Detached Garage and Parking
- Pets considered
- Three Bedrooms
- Open Plan Kitchen Diner
- Energy Efficient – EPC B
- Available end of September
- Unfurnished

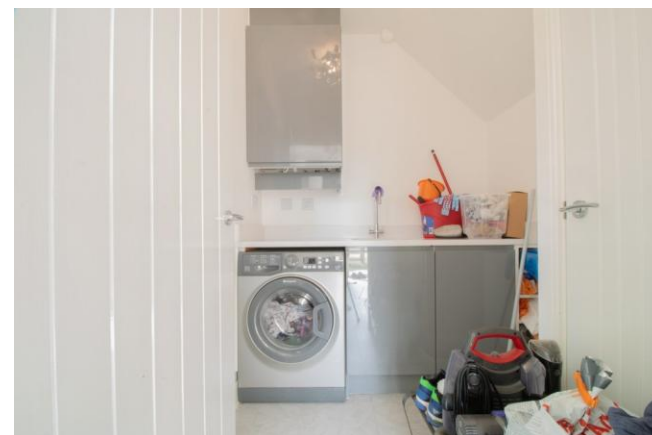
Upon arrival you are welcomed into the entrance hall that leads to the kitchen diner, ground floor WC, stairs to first floor and living room.

The open plan kitchen diner provides a great family space, with doors that lead out to the large garden. The kitchen itself is modern and sleek with high gloss units and composite work tops and down lighters. Included are an integrated fridge/freezer, dishwasher and an electric oven, gas hob, and extractor fan.

The dining area leads to the utility room, where the washing machine and A rated boiler are found. This space is great for storage and has a door that leads to the side garden. (A tumble dryer is also provided and located in the garage)

On the other side of the property is the large lounge. To the far end are double doors that lead out to the side garden letting in lots of fresh air and being triple aspect, this makes for a bright and relaxing space.

Finally on the ground floor is a convenient WC with heated towel rail.



## Full Description

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If you are looking for a modern three-bedroom detached property that is light, bright and energy efficient then this is the one for you.

New to the market and built in 2019 this property has many key features.

The first thing that will strike you is how light the property is throughout. Decorated in neutral tones, with Gas Central Heating, high rated double glazing throughout, there is a comfortable and homely feel.

On the first floor there are two double bedrooms, and a good size single bedroom.

The principal Bedroom has an ensuite shower room. There is the option to have the fitted wardrobe replaced.

The third single bedroom over looks the rear garden.

The second bedroom is a great size and has a small cupboard.

The family bathroom provides a WC, wash basin, heated towel rail and bath with shower and glass shower door. The window and extractor fan ensure excellent ventilation.

The large, low maintenance artificial grass garden with a bonus area that sweeps to the side, provides extensive outside space. There is a side gate and access to the detached garage.

Available from the 30th September on either a furnished, part furnished or unfurnished basis. Which can be discussed on the viewing.

Pets are considered.

EPC B

Council Tax Band E







Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	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