



22 Orchard Gardens, Cranleigh, GU6 7LG

£2,250

- Three Bedrooms
- Redecorated and New Carpets
- New Appliances
- Conservatory
- Garage
- Parquet Flooring
- Ground Floor WC
- Large Drive
- Large Garden
- Utility Room

22 Orchard Gardens, Cranleigh GU6 7LG

This handsome, traditional, three bedroom home is spacious inside and out.

Key additional features include, the garage with ample driveway parking, utility room and mature rear garden.

Available mid October.



Council Tax Band: E



Details

Anyone who knows Cranleigh knows that Orchard Gardens is a charming, popular residential road located off Avenue Road.

This three-bedroom home has so much to offer. It is a warm and inviting property, that is light and spacious throughout.

Currently the property is undergoing a little 'refresh', being decorated throughout and having new carpets to the relevant areas.

Upon arrival you are presented with the large frontage, the long drive can easily accommodate three cars and has been known to have more.

Once inside there is a WC to your right and the hall leads to the kitchen and living room.

The modern kitchen is a great size and overlooks the rear garden with plenty of base and eye levels units, and a larder style cupboard storage won't be an issue. This leads to the utility area, with more cupboards, the washing machine and access to the garage.

From here there is access to the sun room / conservatory, providing that extra bit of separate living space.

The triple aspect living room is a large space with traditional square parquet flooring, with doors leading to the rear garden patio.

On the first floor there are two double bedrooms, both with integrated wardrobes. The third bedroom is a large single and overlooks the rear garden.

The family bathroom is equipped with a three-piece suit comprising of a WC, wash basin and bath with electric shower over.

A bonus of the upstairs is the double cupboard on the landing. This houses the water tank on one side and provides more excellent additional storage.

Please note:

Gas Central Heating

Double Glazing

The fridge Freezer would be located in the kitchen, and a brand new one is on order.

Space for the Washing Machine is in the utility room and a brand new appliance is on order.

Space for the Dishwasher is in the kitchen, and a brand new appliance is on order.

EPC E

Council Tax – Waverley Band E

Viewing strictly by appointment through our Agency.





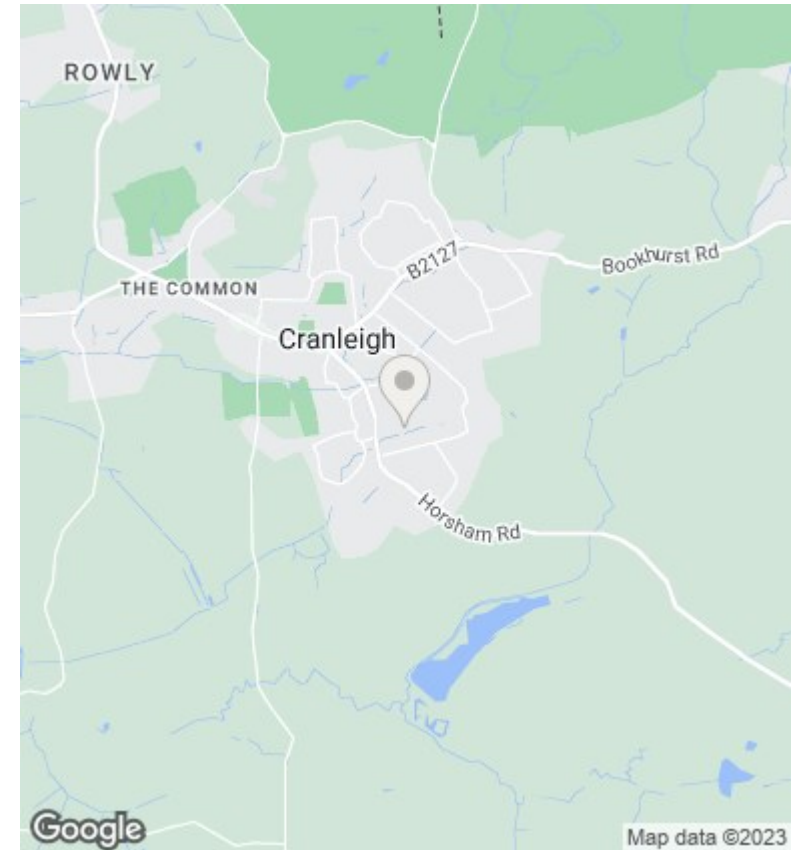
Directions

Viewings

Viewings by arrangement only. Call 01483 276565 to make an appointment.

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	