



Cranley Road, Guildford, Surrey





A recently renovated **contemporary and stylish home** offering versatile living accommodation, close to exceptional schools.

Summary of accommodation

Ground Floor: Sitting room | Kitchen/family room | Conservatory | Study | Principal bedroom with en suite and dressing area
Further bedroom | Family bathroom

First Floor: Two bedrooms | Bathroom

Gardens and Grounds: Spacious wrap around garden | Ample off street parking

Distances

Guildford's High Street 1.6 miles, A3 (South) 1.5 miles, A3 (North) 1.5 miles, M25 (Junction 10) 10.2 miles, Central London 31.0 miles

Trains: London Road Station 0.8 miles, Guildford's main line station 0.4 miles (Waterloo in 34 minutes)

Airports: Heathrow 20.8 miles, Gatwick 31.2 miles

(All distances and times are approximate)



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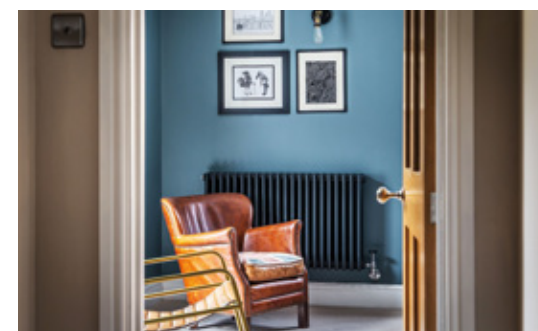


The location

Cranley Road is situated in a desirable residential area popular with families and within walking distance of many of Guildford's premier schools, London Road train station and the town centre. The River Wey and Surrey Hills - an outstanding area of natural beauty, surround this peaceful location, where there is easy access to long walks and safe cycling routes.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower, in addition is Guildford House, a 17th-century town home, providing a gallery with rotating exhibitions. The town hosts both a bustling street market and farmer's market on the first Tuesday of each month.

Guildford's main line station provides a quick and regular service to Waterloo in approximately 34 minutes.









Schools

The area is well-known for having excellent schooling - both state and private.

Boxgrove Primary	Guildford High (Girls)
St Thomas of Canterbury	Tormead (Girls)
St Peter's Catholic	St Catherine's (Girls)
George Abbot	Charterhouse
Royal Grammar (Boys)	Cranleigh School (Mixed)

Amenities

G Live, Yvonne Arnaud Theatre, Electric Theatre, Surrey Sports Park, Spectrum Leisure Centre

Golf: West Surrey, Guildford, Bramley, Hurtmore

Tennis: Pit Farm, Merrow, Birtley

Guildford Rowing Club

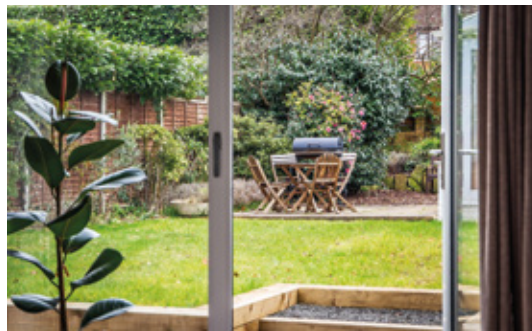
The property

Our clients have recently renovated and extended 69 Cranley Road to create a wonderful open plan and contemporary family home. Most of the accommodation is on the ground floor, with a recent extension on the first floor which has created two spacious bedrooms and a family bathroom.

The now versatile accommodation on the ground floor is currently presented with two of the bedrooms downstairs – the principal bedroom with dressing area, en suite and double doors leading to the garden and a further bedroom with separate family bathroom.

The hall leads you up a few steps to a large open plan kitchen/family area with a new modern kitchen, dining table and seating area with double doors opening out onto the southwest-facing garden. On the opposite side of the property is a conservatory. There is also a separate sitting room with built in units and study, providing great downstairs living space.









Approximate Gross Internal Floor Area

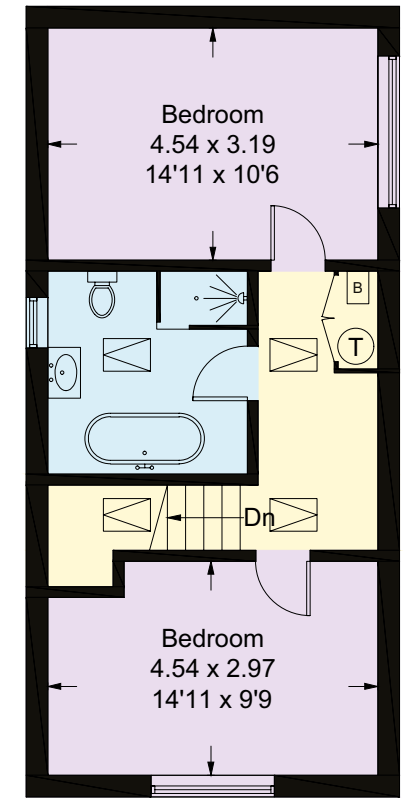
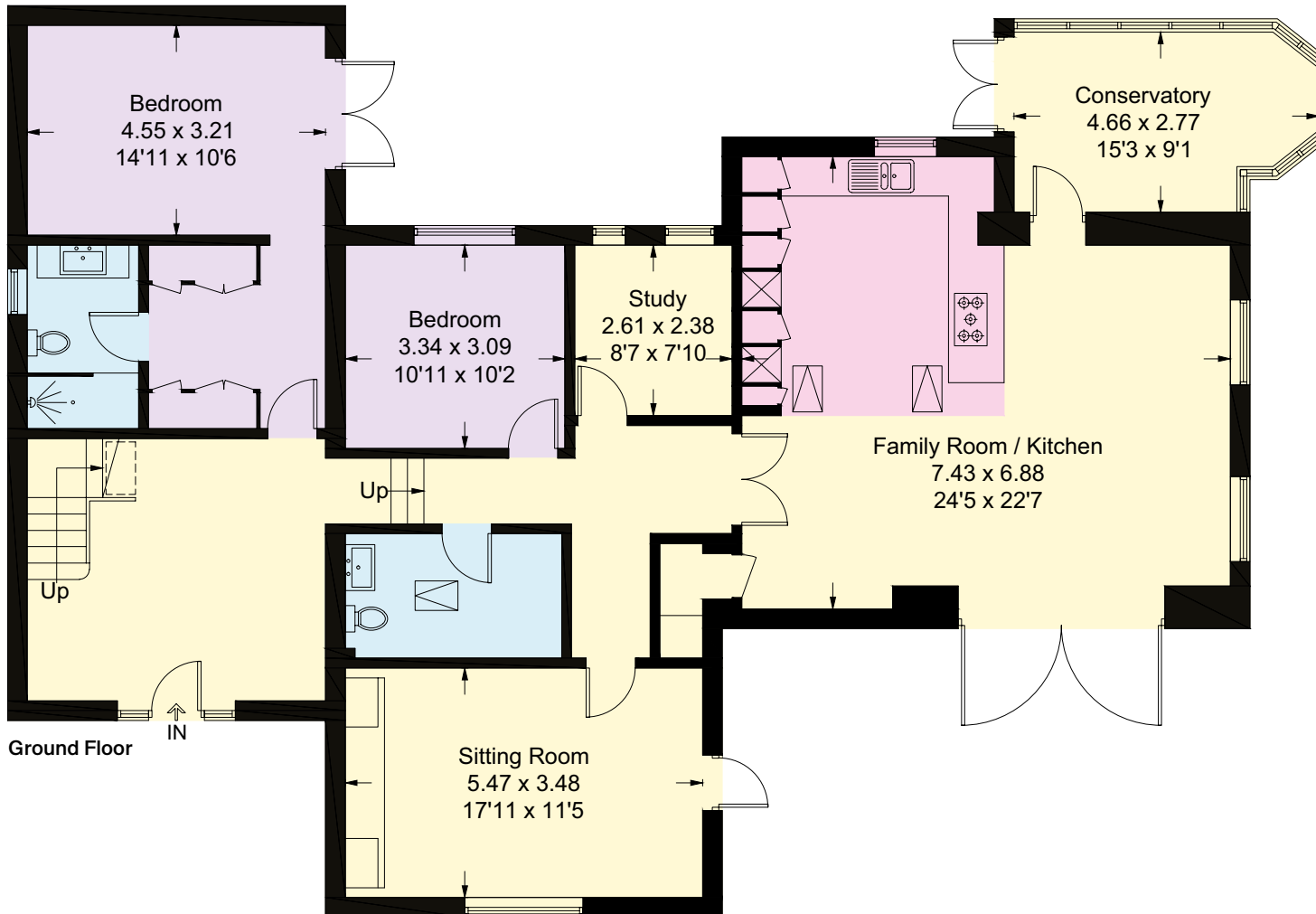
214.1 sq m / 2304 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



= Reduced headroom below 1.5m / 5'0



First Floor



Gardens

The property is set back from the road with a gravel driveway providing ample off street parking. 69 Cranley Road has a spacious wrap around garden that has many mature shrubs and trees and two seating areas to make the most of the sunshine.

Services

We are advised by our clients that the property has mains water, electricity and drainage. Gas central heating.

Viewing

Strictly by appointment with agent.

Directions (GUI 2JW)

Leaving our offices in Guildford heading away from town, bear right at the mini roundabout onto the Epsom Road. Continue for $\frac{3}{4}$ of a mile and turn left onto Pit Farm Road. Turn right into Cranley Road and the property can be found on your right-hand side just after the bend.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band F

EPC Rating: D





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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