



29 Kings Road,  
Cranleigh, GU6 7JQ  
Asking Price: £535,000 Freehold

**ROGER COUPE**  
*your local property experts*

  
ESTATE AGENT  
Est. 1991



**\* Four bedroom semi-detached house \* 25' Sitting/dining room \* Good size kitchen/breakfast room \***  
**\* Refitted cloakroom and bathroom \* Large south facing garden \* Garage \* Parking \***  
**\* No onward chain \* EPC Rating: E \***

#### **Description:**

An extended and improved four bedroom character home situated on a bright and sunny south facing garden plot in this prime residential location. The property features a large 25' sitting /dining room with attractive stone fireplace with Jet-Master fire. There is a bright and sunny kitchen/breakfast room with double doors leading onto the garden and a refitted cloakroom, completing the ground floor. On the first floor there are four bedrooms and a refitted family bathroom with a contemporary style suite including bath and separate shower enclosure. In recent years, the property has undergone a number of improvements with the installation of a new combination gas fired boiler, the refitted bathroom, updated lighting with LEDs, however, there is still plenty of scope to further enlarge, subject to the usual planning consents and the owners have had proposed drawings completed, which can be viewed at our office. The property is offered for sale with no onward chain.

#### **Situation:**

Cranleigh is a large, attractive and vibrant village on the edge of the beautiful Surrey Hills, midway between Guildford and Horsham. It has a fantastic mix of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsburys, as well as a weekly market. The village boasts a huge array of clubs and societies to suit many tastes as well as a leisure centre, arts centre, library, childrens playgrounds, a choice of golf courses and a number of churches. Cranleigh is popular with families, with an excellent range of nurseries and well regarded private and state schools. The nearby towns of Guildford, Godalming and Horsham offer mainline train services to London.

Front door to:

#### **Entrance Lobby:**

Oak engineered flooring.

#### **Sitting/Dining Room: 25' 1" x 12' 8" (7.64m x 3.86m)**

A good size room being open-plan into the dining area with attractive polished stone fireplace with Jet-Master fire, oak flooring, four wall light points.

#### **Side Lobby:**

Under-stairs storage area, side door to rear access.

#### **Cloakroom:**

Refitted with wall hung concealed cistern WC, wash hand basin with mixer tap and cupboard under.

#### **Kitchen/Breakfast Room: 15' 10" x 12' 5" (4.82m x 3.78m)**

Double aspect room with comprehensive pine units under extensive work surfaces with one and a half bowl stainless steel sink set into work surface, plumbing for dishwasher and washing machine, space for tumble dryer, space for large range cooker with gas hob and double ovens, range of wall mounted cupboards, wall mounted gas fired boiler for heating and hot water, double doors to garden.

#### **Stairs from entrance lobby to First Floor Landing:**

Access to roof space.

#### **Bedroom One: 12' 9" x 11' 4" (3.88m x 3.45m)**

Front aspect, double bedroom.

#### **Bedroom Two: 12' 2" x 9' 3" (3.71m x 2.82m)**

Rear aspect, range of built-in wardrobe cupboards.

#### **Bedroom Three: 9' 10" x 8' 2" (2.99m x 2.49m)**

Rear aspect, range of fitted wardrobe cupboards with sliding mirrored doors.

#### **Bedroom Four: 9' 10" x 8' 2" (2.99m x 2.49m)**

Front aspect, range of wardrobe cupboards with sliding mirrored doors.

#### **Bathroom:**

Beautifully refitted with a luxury suite comprising; double ended bath with central mixer tap, concealed cistern WC, wall hung wash hand basin with cupboard under, separate shower with thermostatic shower having drench style shower head and hand held shower wand, ladder style radiators, fully tiled walls and flooring.

#### **Outside:**

The property is approached via a good size gravelled driveway providing plenty of off road parking. The driveway continues to the side and rear of the property leading to a detached garage. The rear garden is of a good size and enjoys a southerly aspect with paved patio flanked by shrub borders leading onto extensive lawns with flower and shrub borders around. Timber gardens shed.

#### **Single Garage: 16' 0" x 8' 2" (4.87m x 2.49m)**

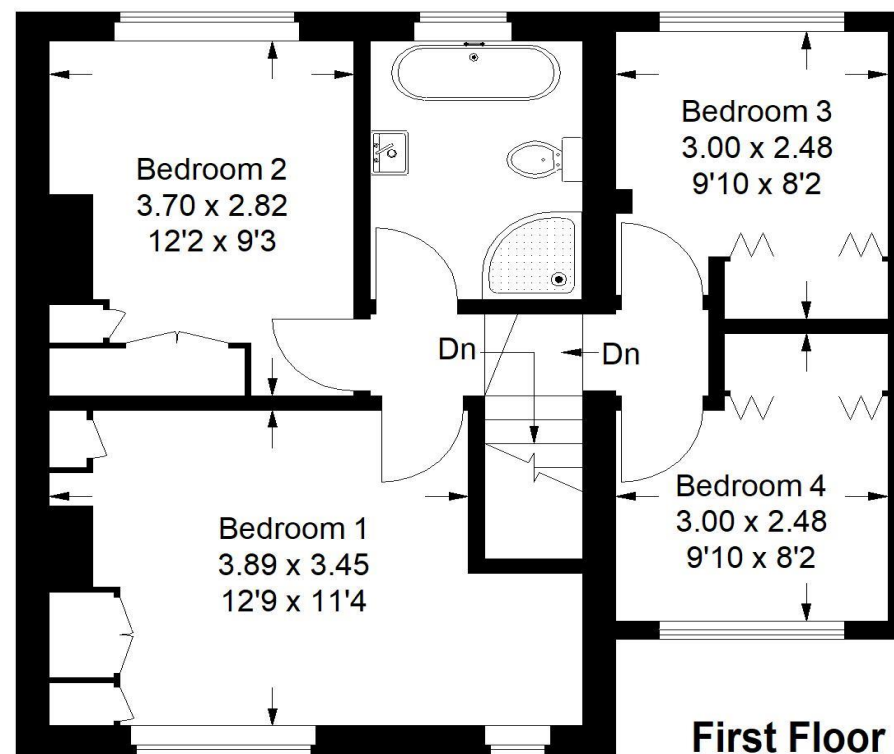
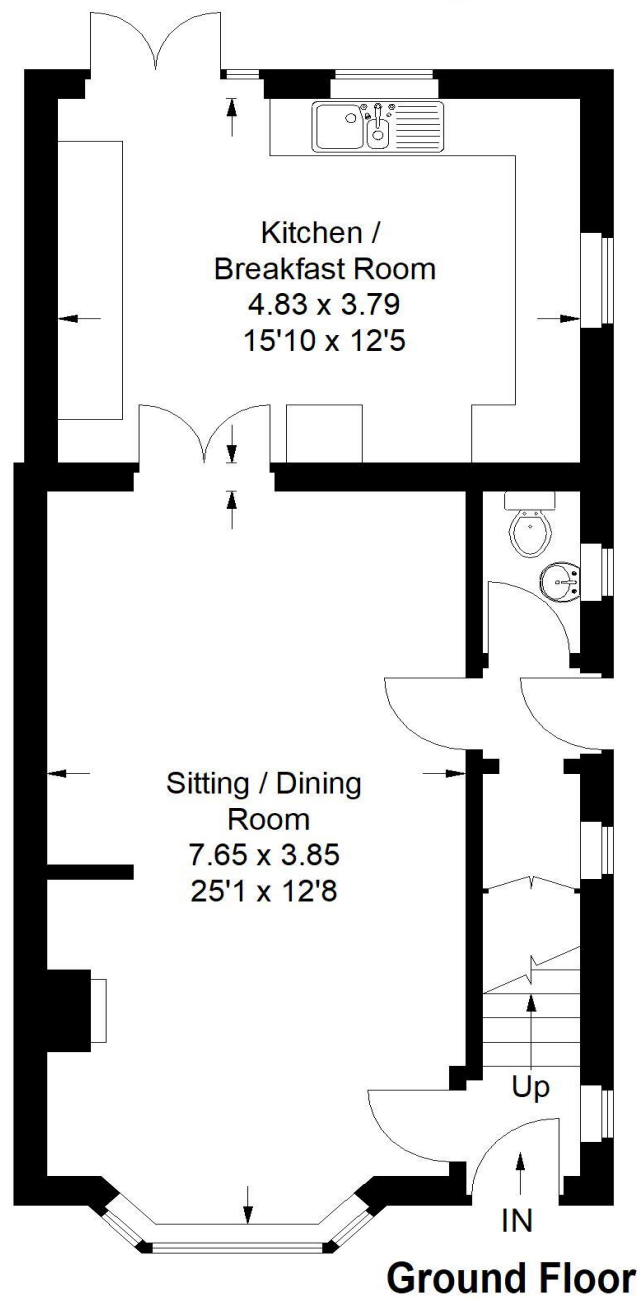
#### **Directions:**

From our office turn left into the High Street and proceed to the second mini roundabout and continue straight over into the Horsham Road. Take the third turning left into Mount Road, then bear left into Kings Road and Number 29 will be found on the right hand side.

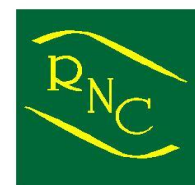


# Kings Road

Approximate Gross Internal Area  
Ground Floor :- 56 sq m / 603 sq ft  
First Floor :- 52 sq m / 560 sq ft  
Garage :- 12 sq m / 129 sq ft  
Total :- 120 sq m / 1292 sq ft



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



**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. 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. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

**Local Authority:** Waverley Borough Council. **Tax Band:** E





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