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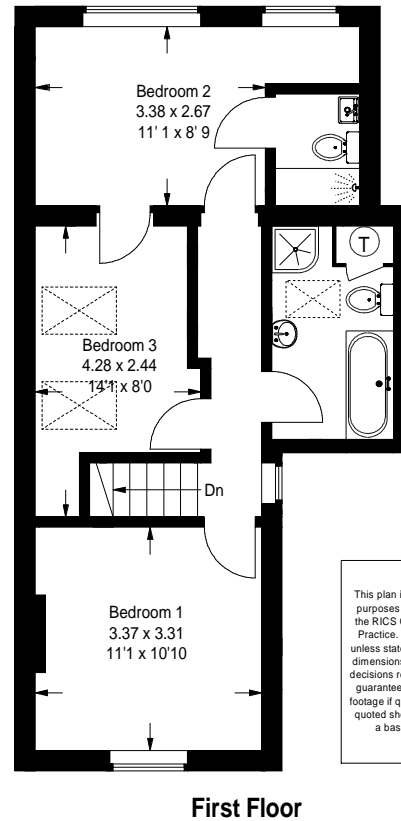
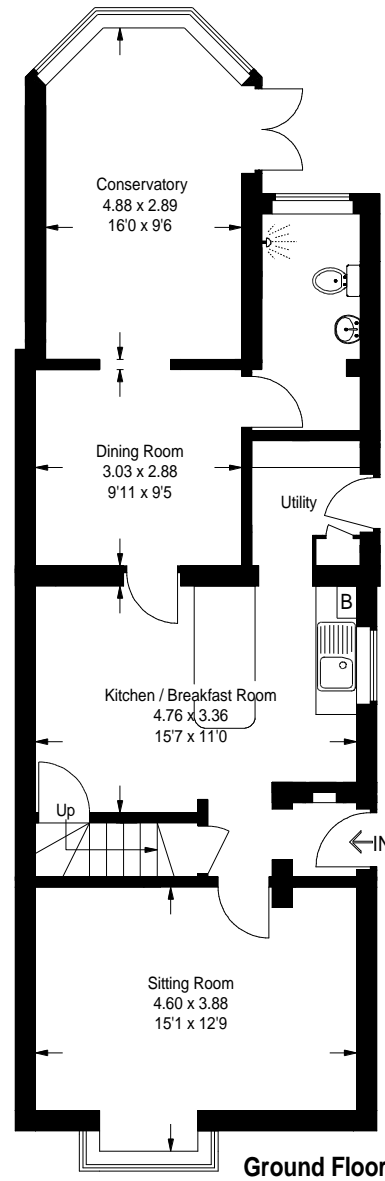
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Cramhurst Road, Witley



Approximate Gross Internal Area  
Ground Floor = 71.6 sq m / 771 sq ft  
First Floor = 46.2 sq m / 497 sq ft  
Total = 117.8 sq m / 1268 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
61	82	53	78



These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.



54 Cramhurst Lane  
Witley Surrey GU8 5QZ

Price: £425,000 Freehold - No Onward Chain



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**DESCRIPTION:** 54 Cramhurst Lane is a detached three bedroom family house located in a mature residential road in the centre of the popular village of Witley. In recent years the house has been the subject of many improvements with works that have included a two storey extension and the addition of a large conservatory. Internally the house now provides bright, spacious and adaptable accommodation ideally suited to family life. On the ground floor the accommodation includes a sitting room, kitchen/breakfast room with adjoining utility room as well as a dining room, large conservatory and useful cloak/shower room. On the first floor there are three good sized bedrooms a family bathroom and en-suite shower room. The house also benefits from gas central heating and double glazed windows. Outside, to the front of the house there is off road parking for two cars whilst to the rear there is a large level garden. The house is likely to appeal to purchases seeking a detached family home in a village location that is within easy reach of local amenities including schools to suit all ages as well as the A3 and main line station.

### AT A GLANCE

- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Cloak/Shower Room
- Conservatory
- Three Bedrooms
- Bathroom & En-Suite Shower Room
- Gas Heating & Double Glazing
- Off Road Parking and Enclosed Rear Garden

### KEY FACTS

	<b>DISTANCE TO STATION</b>	
	Milford	<b>1.3m</b>
	Godalming	<b>3.6m</b>
	<b>DISTANCE TO A3 AND M25</b>	
	A3	<b>1.7m</b>
	M25	<b>16.8m</b>
	<b>DISTANCE TO CENTRE</b>	
	Milford	<b>1m</b>
	Godalming	<b>3m</b>
	<b>DISTANCE TO SCHOOLS</b>	
	Witley Infant	<b>1.1m</b>
	Chandler Junior	<b>0.7m</b>
	Rodborough Secondary	<b>0.7m</b>
	<b>COUNCIL TAX</b>	
	Band	<b>D</b>



**DIRECTIONS:** Proceed out of Godalming in a southerly direction on the A3100 towards Milford. Upon entering Milford village at the first roundabout turn left into Church Road. Continue to the next roundabout and take the first exit onto the A283 Petworth Road. Continue for approximately one third of a mile and turn right into Oxted Green just after the pedestrian crossing. Continue along Oxted Green following the road round to the left, the road then leads into Cramhurst Lane. Number 54 is the second property on the left after Khartoum Road.

