

CHRISTIAN REID
ESTATE AGENTS



3 Ryde Lands, Cranleigh – GU6 7DD

£435,000 Freehold

A Spacious 3 Bed House | Two Large Reception Rooms | Recently Renovated Kitchen/Breakfast Room | Three Double Bedrooms | Downstairs WC | South Facing Garden | Driveway | Excellent Order
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

A well-presented three-bedroom semi-detached home situated in a quiet residential street. Offering comfortable living space across two floors, this property is ideal for families looking to settle in this popular Surrey village.

The ground floor features a spacious sitting room with patio doors opening onto the rear garden, a separate dining/family room, and a generous kitchen/breakfast room fitted with Contemporary shaker-style cabinetry, integrated appliances, and attractive flooring. Upstairs you'll find three well-proportioned bedrooms and a family bathroom.

Outside, the rear garden has been thoughtfully landscaped with a paved patio area complete with a retractable awning — perfect for entertaining — alongside a lawned section, raised planting beds, and a garden shed. To the front, there is off-road parking and an EV charging point.

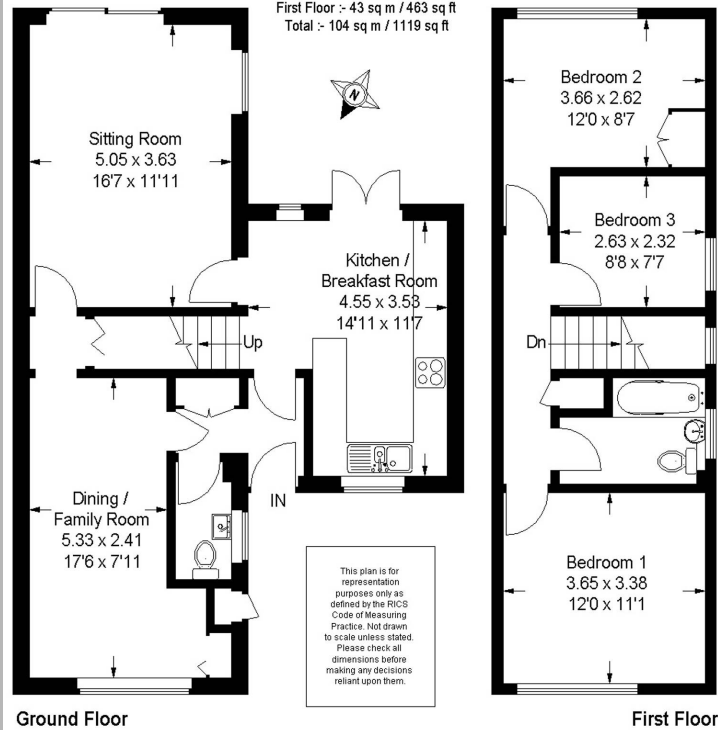


- › 3 Bedrooms
- › 2 Reception Rooms
- › Downstairs Cloakroom
- › Excellent Decorative Order
- › Modern Bathroom
- › Modern Kitchen/Breakfast Room
- › South West Facing Garden
- › Driveway



Ryde Lands, Cranleigh

Approximate Gross Internal Area
Ground Floor :- 61 sq m / 657 sq ft
First Floor :- 43 sq m / 463 sq ft
Total :- 104 sq m / 1119 sq ft



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