



3 Ryde Lands, Cranleigh
£435,000

CHRISTIAN REID
ESTATE AGENTS



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.

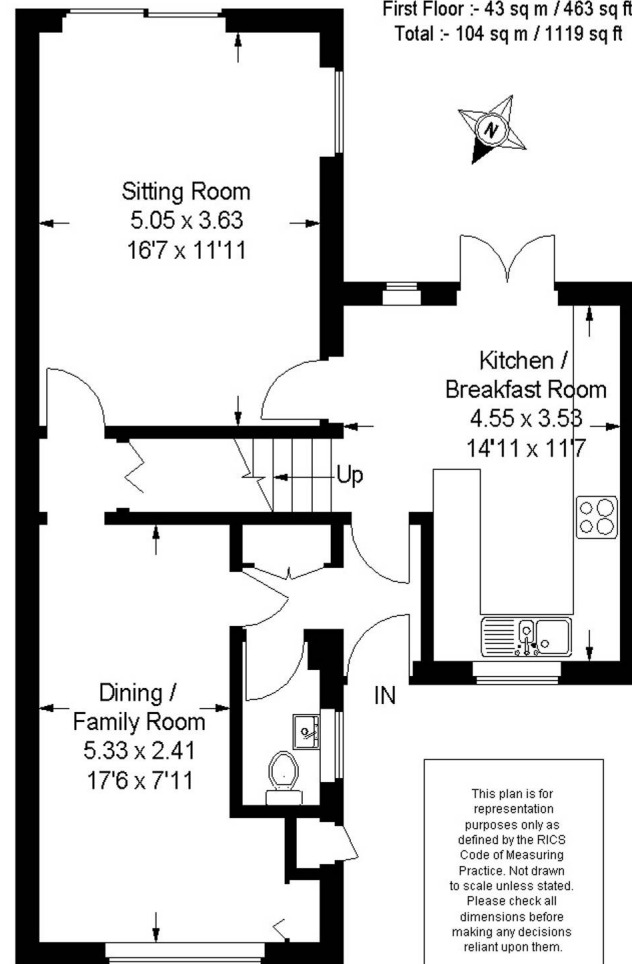
Outside, the rear garden has been thoughtfully landscaped with a paved patio area complete with a retractable awning — perfect for entertaining — alongside a lawned section, raised planting beds, and a garden shed. To the front, there is off-road parking and an EV charging point.



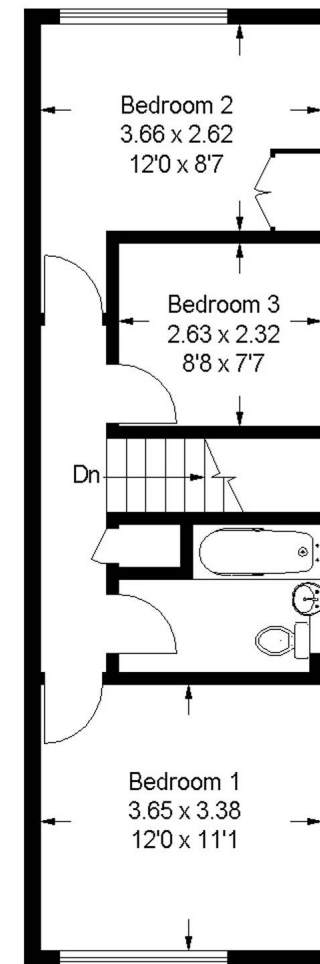


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Approximate Gross Internal Area
 Ground Floor :- 61 sq m / 657 sq ft
 First Floor :- 43 sq m / 463 sq ft
 Total :- 104 sq m / 1119 sq ft



Ground Floor



First Floor

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.



Christian Reid Estate Agents

Christian Reid Estate Agents, 145 High Street - GU6 8BB

01483 273525 • enquiries@christianreid.co.uk • www.christianreid.co.uk/

