

# KNOWLE LANE



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CRANLEIGH, SURREY, GU6 8JL

Detached, one bedroom bungalow in a rural locale with an abundance of storage, available now.

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Available: 24th December 2024

£1,500 PCM (Per Calendar Month)

Bungalow - Detached, 1 Bedroom, 1 Bathroom, 1 Reception, Unfurnished

## Key Features

- Rural location
- Detached
- Large garden
- Parking for multiple vehicles
- Large storage area
- Available now





## THE PROPERTY

### Description

The front door opens into the kitchen which is equipped with a gas hob, electric oven, washing machine and fridge freezer.

There is a large living room with French doors out onto the garden, a double bedroom and a bathroom with a shower over the bath.

In addition to the living accommodation, there is a very large, dry storage area attached to the house.

Outside, the boundary is gated and has parking for multiple vehicles and a large, private, enclosed garden with views over fields.



## Location

The property is located in rural spot only a mile from Cranleigh High Street with supermarkets, butcher, cafes, restaurants and pubs. There are plenty of schools both private and state in the local area. From the property there is ample riding and walking opportunities with bridleways and footpaths easily accessible including the downs link.

Guildford is under 11 miles away with main line station, and further shopping, restaurants and bars.

## EPC C

Waverley Borough Council tax band A

Holding deposit £346

The property is on a mains freshwater supply and uses a Klargestor system for drainage

Please note that the property is available for a one year tenancy only.

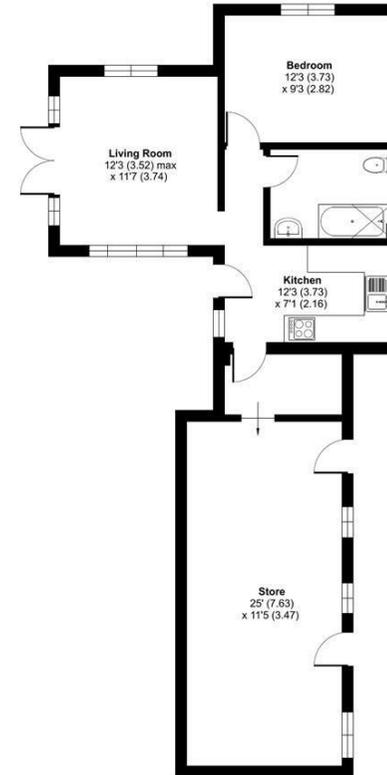
Available now.



## Knowle Lane, Cranleigh, GU6

Approximate Area = 777 sq ft / 72.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rldhcom 2024. Produced for Grantleys. REF: 1224811

## Guildford

Poyle House 24 Epsom Road

Guildford

Surrey

GU1 3LE

Tel: 01483 407600

