



**Bramley Vale
Cranleigh
Surrey
GU6**

Offers in Excess of £491,000

bettermove 

Bramley Vale

Cranleigh

Bettermove are proud to present this 3 bedroom detached house in Cranleigh.

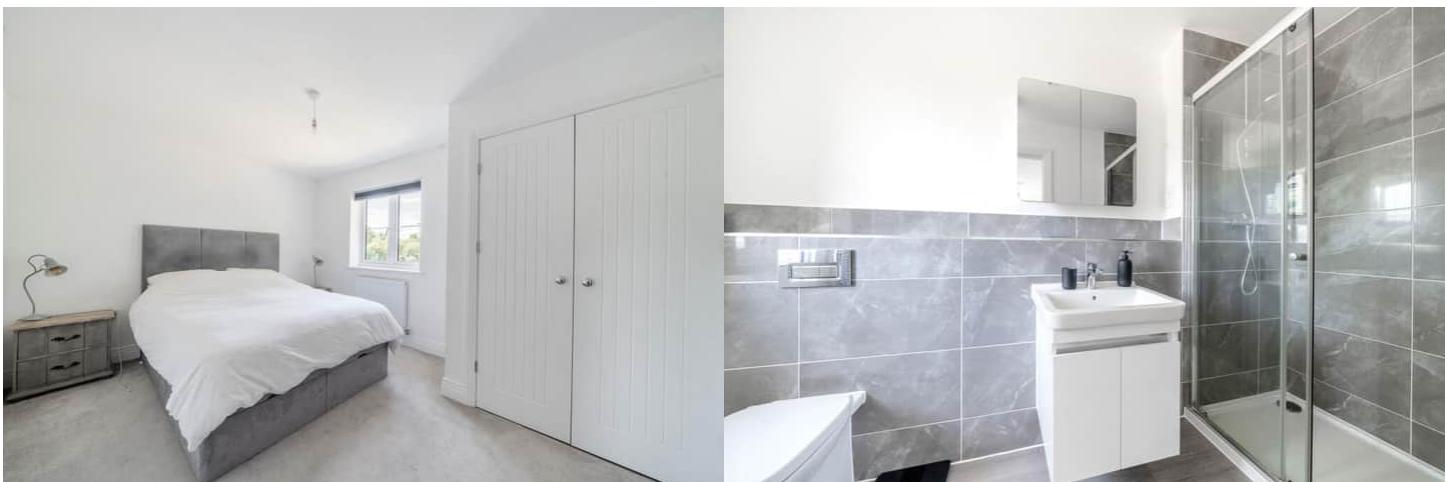
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

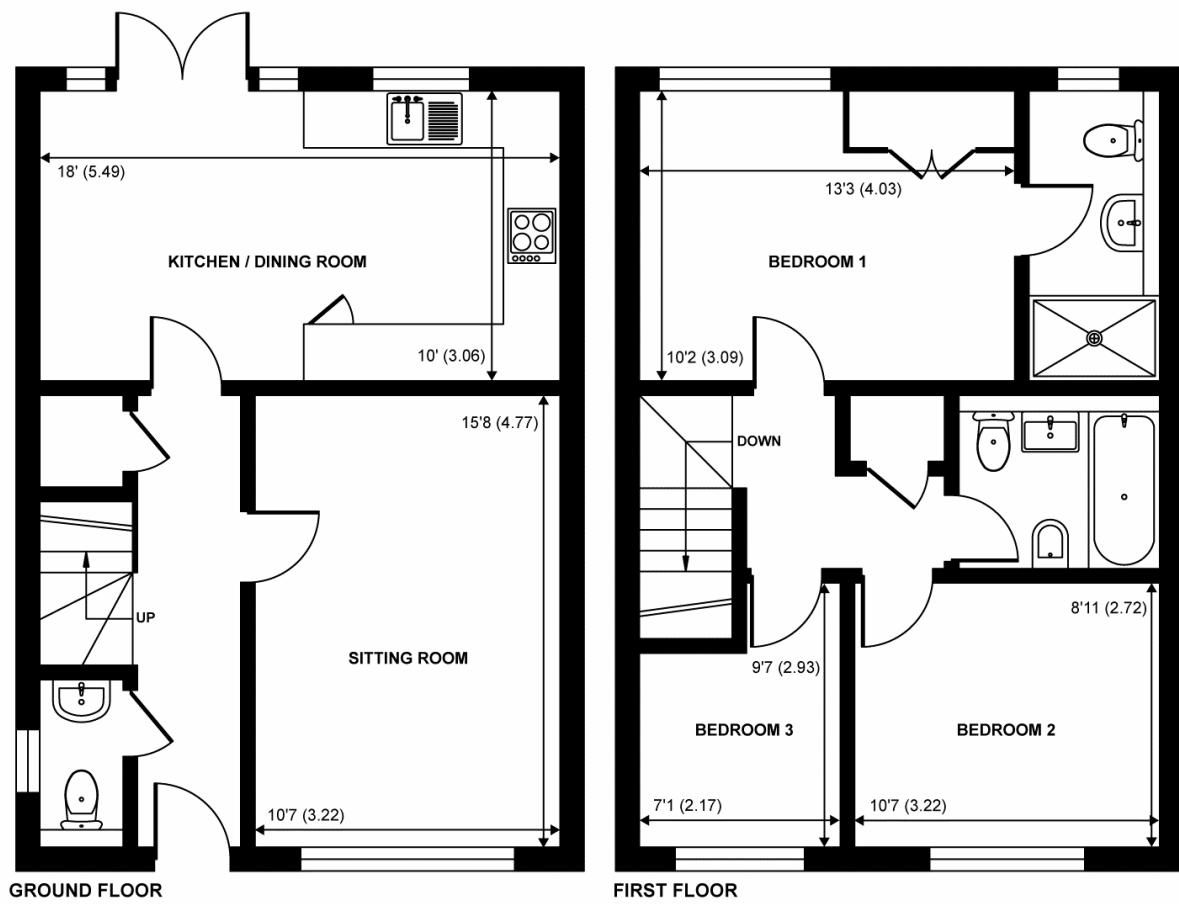
The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, modern fitted kitchen/diner, and WC on the ground floor. The first floor consists of three bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. Outside, the property boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the sought after village of Cranleigh, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Gomshall Train Station (6.6 miles), a variety of local bus routes, and quick access to the M25.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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