



**Endive Road (Plot 67 - Magnolia), Cranleigh, GU6 8LW**

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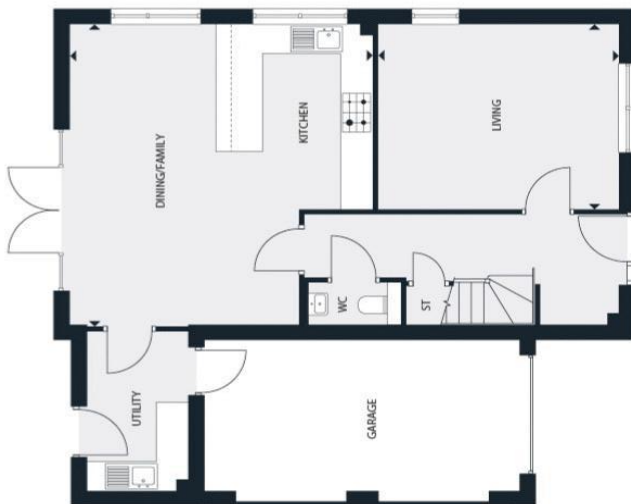
**£795,000**



**1633 sqft 4 Bedroom 3 bathroom detached home \* 2 ensuites \* Countryside views \* Move in later this year \* Open plan kitchen/dining/family room \* Separate living and utility rooms \* Electric car charging point \* Energy efficient home with an excellent B rating or above \* EPC Rating: B \***

\* Countryside views \* Please contact to arrange a visit to the show house to discuss this wonderful home. Situated on the outskirts of Cranleigh is this wonderful 4 bedroom, 3 bathroom detached family home with integrated garage. It boasts an open plan kitchen/dining/family room, utility room with a separate living room. Amber Waterside is a collection of new homes in the charming Surrey market town of Cranleigh, perfectly positioned by the lakeside. Combine the light and space of contemporary interiors and energy efficient designs with an idyllic, sought-after location in England's largest village. Please note: The photos used are of the show home and are for indicative purposes only.

**THE MAGNOLIA**  
4 BEDROOM HOME  
1633 SQ.FT



**GROUND FLOOR**  
Kitchen/Dining/Family  
5780mm x 6107mm 18' 12" x 20' 0"  
Living  
4596mm x 3754mm 15' 1" x 12' 4"

**HOUSES 67, 117, 118**  
**70, 114 ARE A MIRROR IMAGE.**

----- Denotes skimming line shown at 1.8m  
V velux window

\*No windows on right hand side of ground floor in house 70



**FIRST FLOOR**  
Master Bedroom  
4009mm x 4285mm 13' 2" x 14' 1"  
Bedroom 2  
4138mm x 3195mm 13' 7" x 10' 6"  
Bedroom 3  
3998mm x 3625mm 13' 1" x 11' 11"  
Bedroom 4  
3998mm x 2360mm 13' 1" x 7' 9"