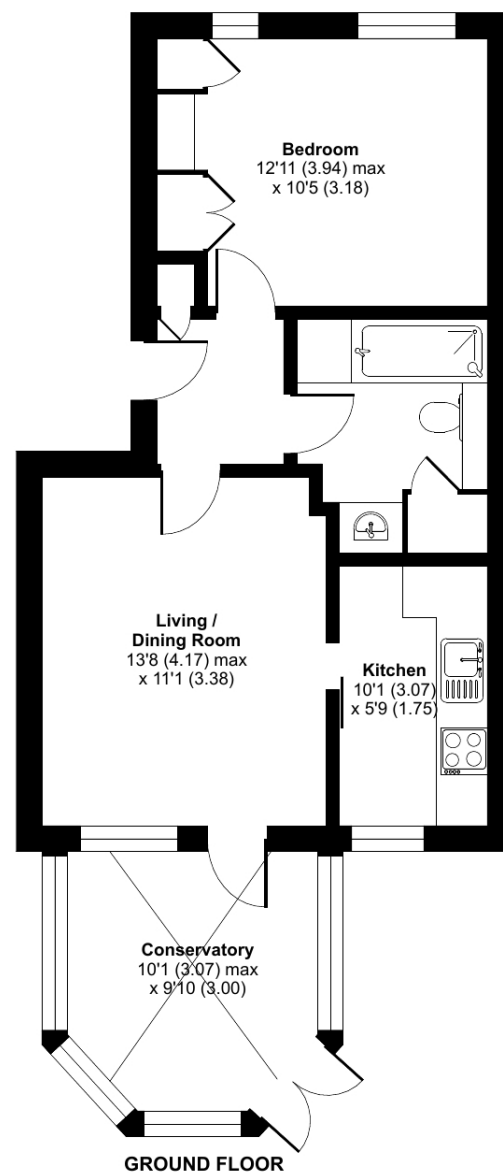


## Furniss Court, Elmbridge Village, Cranleigh, GU6

Approximate Area = 563 sq ft / 52.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Retirement Villages. REF: 1144757

**Talk to the team today to find out more:**

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Elmbridge Village  
Cranleigh  
Surrey  
GU6 8TR



# Elmbridge Village

RETIREMENT  
VILLAGES

*Friendly and Engaging with  
Amenities to suit all..*



## 21 Furniss Court

*In an enviable location within  
Elmbridge this one bedroom  
bungalow benefits from a peaceful  
woodland outlook whilst also being  
very close to the Manor and all the  
facilities. The property is newly  
decorated throughout.*

**£265,000**

**Other charges apply**

**Leasehold**



1 Bedrooms



1 Bathrooms



Bungalow



Conservatory

*Key features:*

- **Peaceful setting**
- **Conservatory**
- **Close to the Manor**
- **EPC Rating: C**





The front door opens to an inner hallway with storage cupboard and from where the accommodation is accessed. Glazed door opens to living / dining room which in turn leads to the kitchen and conservatory. The modern fitted kitchen has a range of complementary eye and base units, space for a fridge freezer, washing machine and electric cooker. The large conservatory has french doors to a private patio area overlooking woodland.

Double bedroom with fitted cupboards overlooking the gardens of Furniss Court. The bathroom has a bath with an Aqualift seat, airing cupboard housing hot water tank, wc and wash hand basin.

Elmbridge is a well-established village with 276 homes, including bungalows and apartments, set within in 27 acres of landscaped grounds. Located near the charming Cranleigh village, Elmbridge offers residents a range of amenities such as a restaurant, a lively bar, village hall, hair salon, croquet lawn, on-site store, library, and regular doctor's surgeries. Those with green fingers can enjoy our lively allotments, and there's a beautiful walking meadow and daily bus service for a well-rounded lifestyle.

# Elmbridge Village is a thriving community where you can join in everything, or just simply sit back and relax.

*Packed full of amenities and features:*

- Nature walk and allotments
- On site restaurant, bar and lounge
- A village shop
- Wellness centre
- Hair salon
- A packed calendar of resident events

Elmbridge Village is just outside Cranleigh, eight miles southeast of Guildford. It has a vibrant high street made up of independent shops, cafés, restaurants and typical amenities such as supermarkets, leisure and health centres. From festivals and arts to the Cranleigh Bowls Club and the Cranleigh Cricket Academy, there is plenty going on year round.

