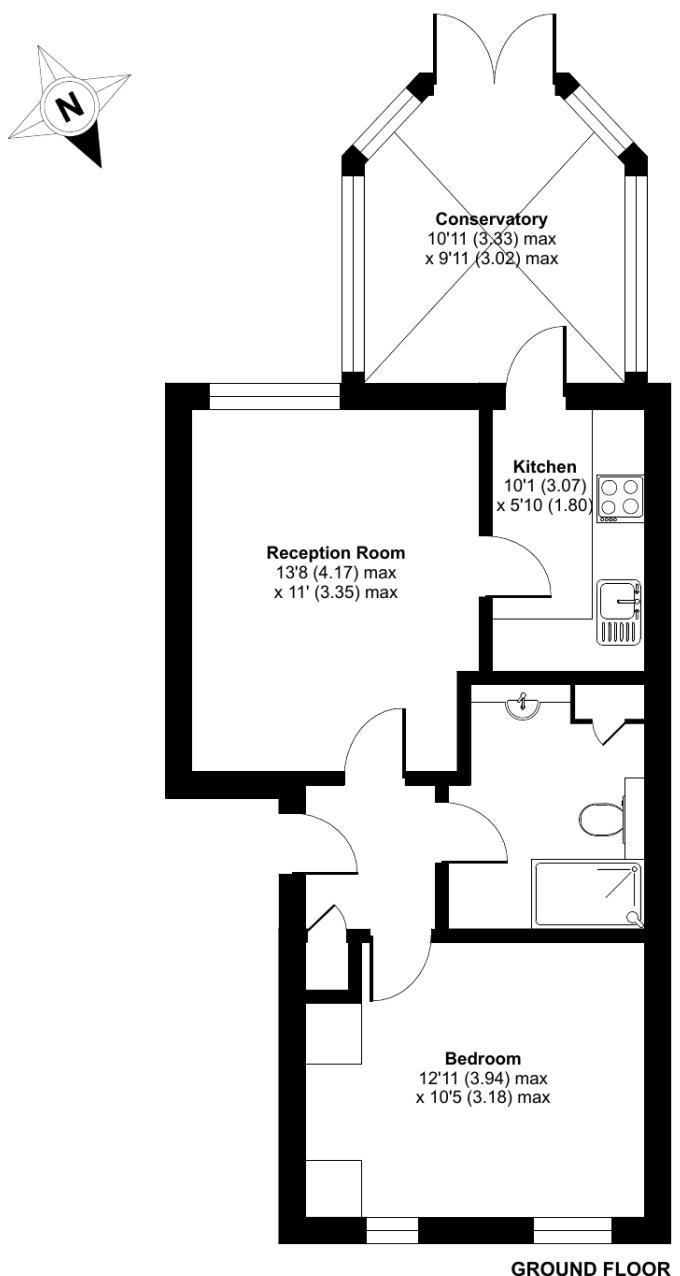


Furniss Court, Elmbridge Village, Cranleigh, GU6

Approximate Area = 574 sq ft / 53.3 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: 1183153

Talk to the team today to find out more:

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Elmbridge Village
Cranleigh
Surrey
GU6 8TR



Setting Standards for
Retirement Communities

IRC Integrated Retirement
Community

Elmbridge Village

RETIREMENT
VILLAGES

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



4 Furniss Court

*A modernised bungalow in a
fabulous central location within
Elmbridge offering views over the
croquet lawn and gardens*

£320,000
Other charges apply
Leasehold



1 Bedrooms



1 Bathrooms



Bungalow



Conservatory

Key features:

- Close to the amenities
- Overlooks the croquet lawn
- Modernised
- EPC Rating: D



A modernised one bedroom bungalow in a central location with views to the croquet lawn and gardens. Fully fitted kitchen with integrated dishwasher, fridge freezer, oven and hob leading to the conservatory. Sitting room with views to gardens. Double bedroom with fitted wardrobes. Bathroom featuring a walk-in shower, wc, wash hand basin and utility cupboard.

Elmbridge is a well-established village with 276 homes, including bungalows and apartments, set within 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.

