



ESTATE AGENTS



Walnut Tree Place, Send, Woking, Surrey, GU23 7HL

£580,000

# Walnut Tree Place, Send, Woking, Surrey, GU23 7HL

Situated in a peaceful cul de sac behind electric gates in a modern development of just 11 properties built in 2005, this spacious 3 bedroom attached property offers bright accommodation throughout.

A glazed front door opens into the entrance hall which in turn has doors to each of the ground floor rooms including a cloakroom and understairs storage. The kitchen/breakfast room is located at the front of the property with a large bay window and has space for a large dining table. A range of fitted oak units incorporates integrated appliances and has granite work surfaces over. The principal living room is bright and welcoming with a feature fireplace, window, and French doors into conservatory. The conservatory which overlooks and leads to the garden is a wonderfully bright space and can be used as a separate living space or separate dining room.

On to the first floor, three bedrooms are on offer. The master bedroom boasts a range of built-in wardrobes and an ensuite shower room with luxury Villeroy & Boch fittings. A further two bedrooms are serviced by a family bathroom comprising tile enclosed bath with shower over, low level WC and pedestal hand basin.

Externally the rear garden is mainly laid to lawn with patio area adjoining the house for entertaining and has mature shrub surrounds and flowerbed borders. Side access also leads to the front of the property where allocated parking is available.

Council Tax Band E - £2710.42pa

- End terraced property
- Three bedrooms
- Two bathrooms
- Large kitchen/breakfast room
- Generous living room
- Bright conservatory
- Downstairs WC
- Allocated parking
- Enclosed rear garden
- Gated development

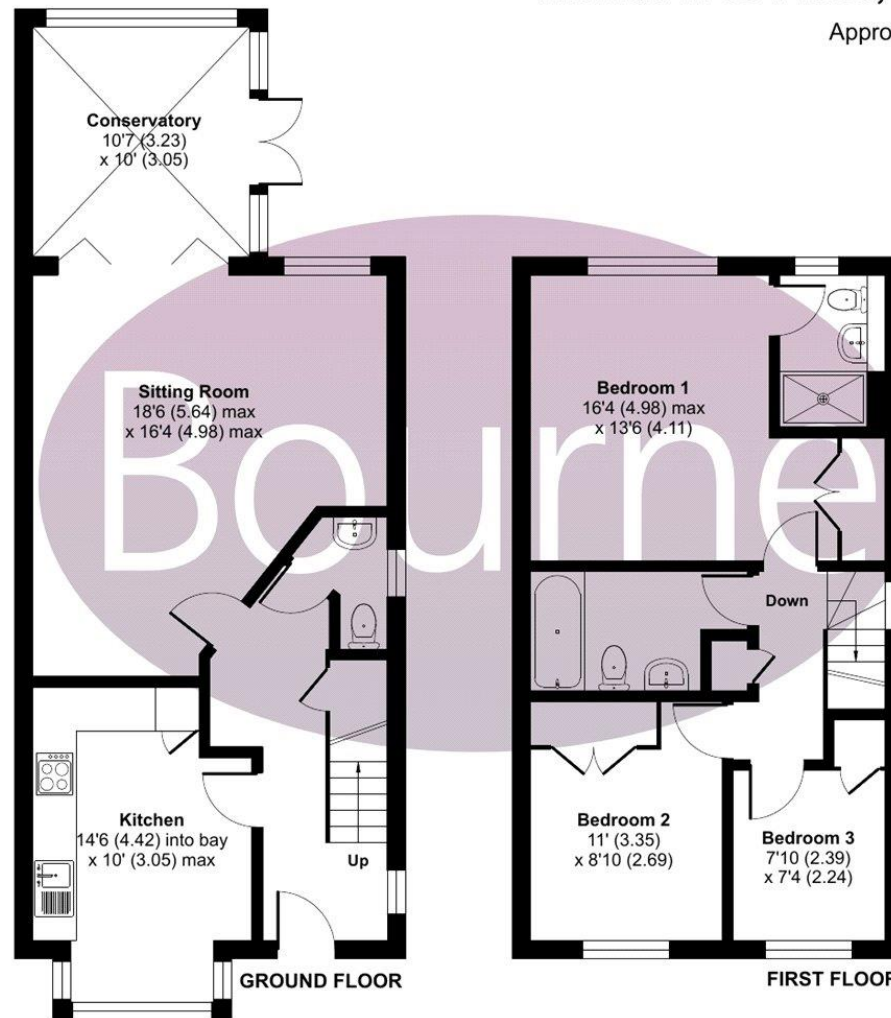


# Floorplan

## Walnut Tree Place, Send, Woking, GU23

Approximate Area = 1136 sq ft / 105.5 sq m

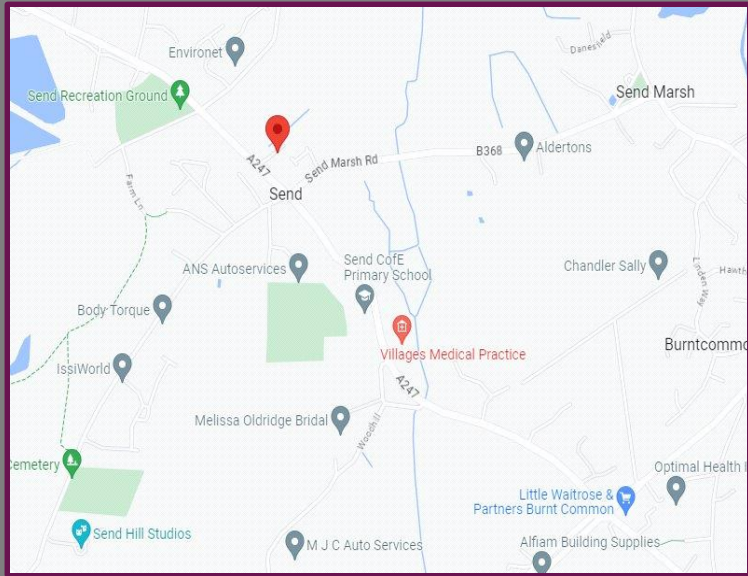
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2023. Produced for Bourne Estate Agents. REF: 1050571

# Location

Send village is close to open countryside which is ideal for walking and outdoor pursuits. There are both infant and primary schools in the village with excellent Secondary schools nearby. The area has excellent road and rail connections with the A3 and Junction 10 of the M25 being within close proximity. Nearby Woking station offers regular service to London Waterloo with trains approximately every 7 minutes and a journey time of around 26 minutes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

**WOKING: 36 Commercial Way, Woking, Surrey, GU21 6EN**

**Tel: 01483 722244 | Email: woking@bourneestateagents.com**

**Web: www.Bourneestateagents.com**