

Bourne



Send Road, Send, Woking, Surrey, GU23 7EN

£635,000

Send Road, Send, Woking, Surrey, GU23 7EN

An impressive detached bungalow with spacious accommodation comprising 3 double bedrooms, two bathrooms, large living/dining space, conservatory, kitchen, utility room, detached garage, driveway and generous garden.

Entered via a covered storm porch, the front door leads to a hallway with access to all ground floor rooms. To the front of the property three double bedrooms are on offer, each with built-in wardrobe storage and serviced by two family bath/shower rooms, one of which could easily be turned into an en-suite if required.

Accessed from the hallway is a utility room with side access to the garden, storage cupboard, base level units and space for appliances, which opens into the kitchen. The kitchen offers a range of wall and base level units, integrated oven and hob and door into the dining space. To the rear of the property is a large L-shaped living and dining room with fireplace which overlooks the rear garden and leads to the conservatory which offers excellent views over a large garden plot.

Externally the garden is very well maintained with patio abutting the house for entertaining, lawned area, timber shed and backing onto woodland. The driveway to the front is enclosed by high hedging offering excellent privacy and leads to the detached garage.

Council Tax band F - £3203.22pa (2023-2024)

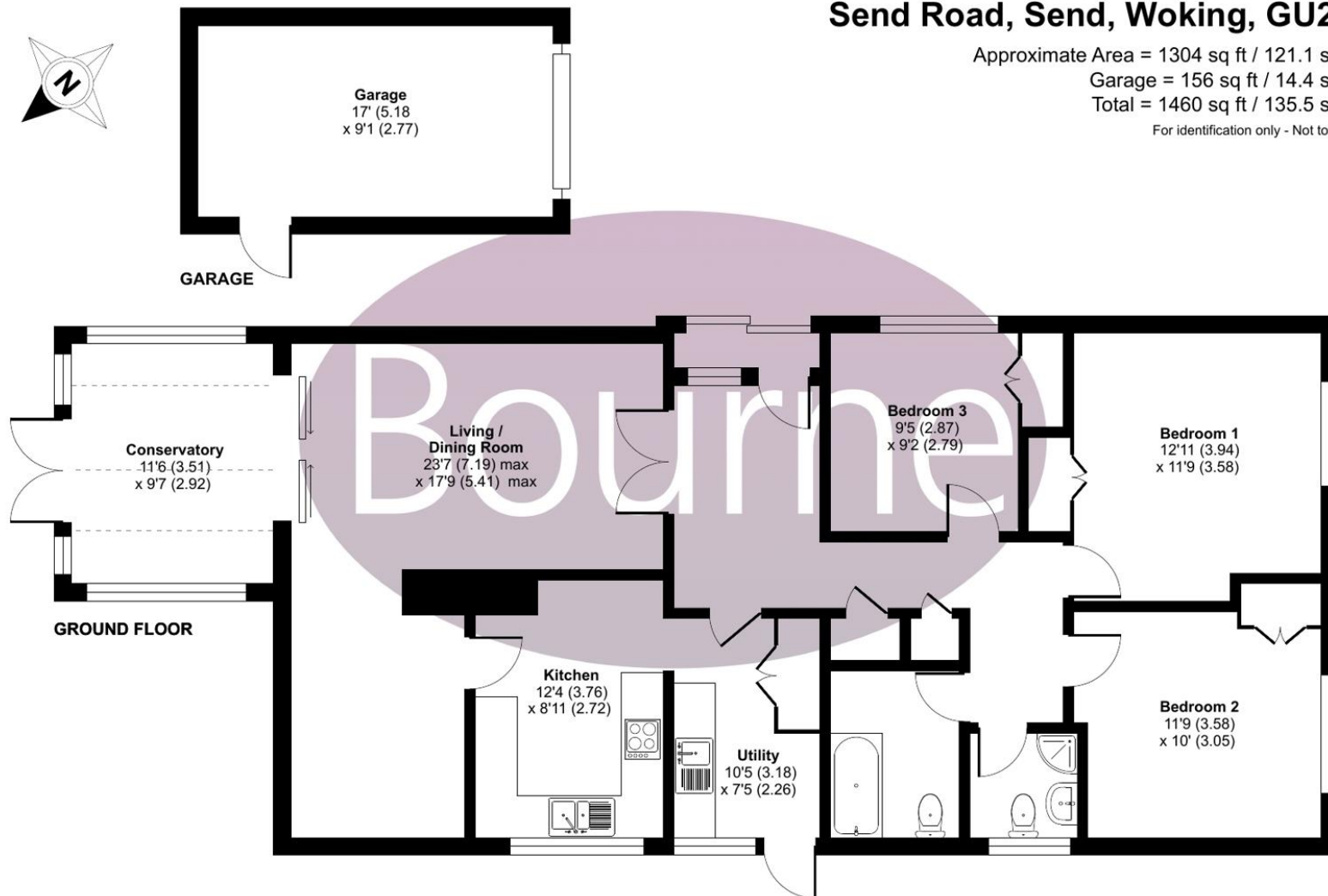
- Detached bungalow
- Three double bedrooms
- Two bathrooms
- Large living/dining room
- Conservatory
- Utility room
- Garage and driveway
- Generous enclosed rear garden
- Village location



Floorplan

Send Road, Send, Woking, GU23

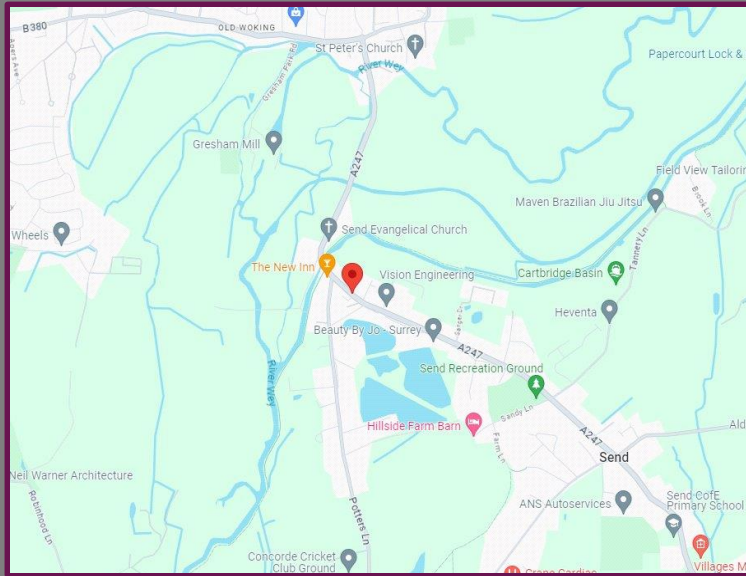
Approximate Area = 1304 sq ft / 121.1 sq m
Garage = 156 sq ft / 14.4 sq m
Total = 1460 sq ft / 135.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024. Produced for Bourne Estate Agents. REF: 1096543

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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