



SEND
£555,000

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Send Marsh Road, Send, Woking, GU23

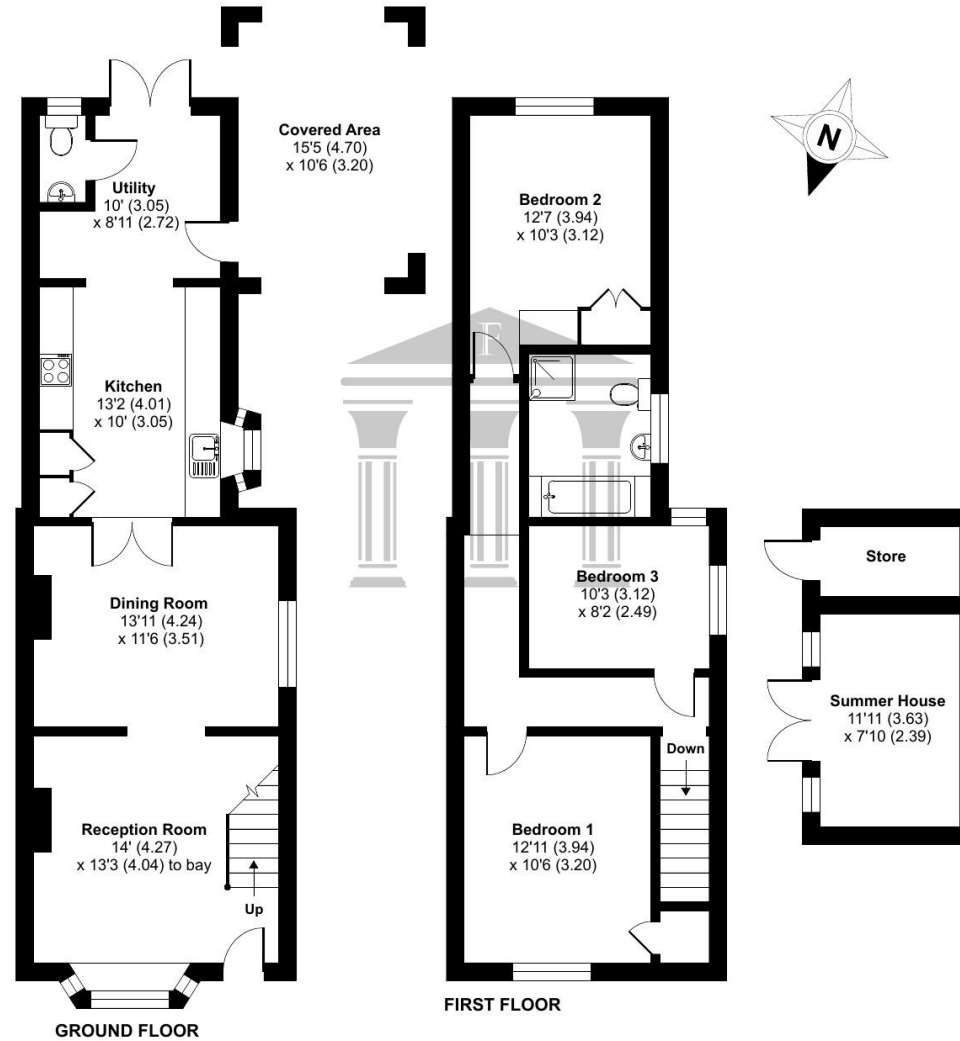
Approximate Area = 1198 sq ft / 111.3 sq m (excludes covered area)

Store = 32 sq ft / 3 sq m

Summer House = 97 sq ft / 9 sq m

Total = 1327 sq ft / 123.2 sq m

For identification only - Not to scale



Send Marsh Road, Send, Woking, Surrey, GU23

- **Semi Detached Period Cottage**
- **Stunning Kitchen/Breakfast Room**
- **Two Reception Rooms**
- **Three Double Bedrooms**
- **South Easterly Facing Rear Garden**
- **Off Street Parking**

This delightful semi-detached period cottage showcases three double bedrooms and has been thoughtfully refurbished by its current owner. Step inside to discover a bright and airy sitting room that creates a welcoming atmosphere. The property further boasts a spacious dining room that seamlessly connects to an impressive kitchen/breakfast room through elegant double doors. Additionally, a convenient downstairs cloakroom and a well-appointed family bathroom ensure practicality and comfort.

Outside, an immaculately manicured south-easterly facing garden spans approximately 100ft, providing a serene outdoor retreat. The garden features a covered side terrace, perfect for al fresco dining or relaxing, as well as a summerhouse. With the added convenience of a side access gate, the garden offers both privacy and accessibility. To the front of the property, a driveway is available, accommodating off-street parking for up to two cars, ensuring convenience and ease for residents and guests alike.

Located in the idyllic village of Send, this property benefits from a perfect balance between serene countryside surroundings and convenient transport links. The village is well-connected by both road and rail, with West Clendon Station just a short distance away, providing easy access to various destinations. Commuters will appreciate the proximity of the A3 and M25, ensuring effortless travel to neighbouring areas. For those commuting to London, Woking Mainline Station offers frequent train services to London Waterloo, with trains running approximately every 7 minutes and a travel time of around 23 minutes. Send Village Centre caters to everyday needs, with local shops for convenient shopping, a recreation ground for outdoor activities, and a local primary school for families. The village also boasts a modern medical centre and pharmacy. Furthermore, the presence of two pubs, including one situated on the picturesque Wey Navigation Canal, adds charm and socialising opportunities to the local community. With its prime location and an array of amenities, Send Village offers a desirable lifestyle for residents seeking a peaceful yet well-connected setting.

Council Tax Band F - EPC Rating D

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



