

Wills & Smerdon



4 Cartbridge Close
Send, Surrey GU23 7EW

Guide Price £635,000 Freehold

PROPERTY DESCRIPTION

The home is positioned within a small quiet cul de sac a short distance from the centre of Send Village. Equally, a short walk of the home are some delightful scenic walks along the Wey navigation. The home itself is beautifully presented throughout having been extremely well cared for by the current owners. The accommodation is bright and spacious with a good sized living room with views and access to the rear gardens as well as a well appointed fitted kitchen. The accommodation has been enhanced further with the conversion of the garage to create a further reception room to allow for a study/TV or family room. Upstairs there are 3 double bedrooms all with built in wardrobes and the master enjoying en-suite facilities. The rear gardens are a real delight being well secluded and south west facing so enjoy sunshine through much of the day. The gardens are also ideal for outside entertaining with an extended patio area as well as decked seating area with roof and sides.

PROPERTY FEATURES

- Small Quiet cul de sac
- TV/Family Room
- Cloakroom
- Master with en-suite
- Sitting Room
- Fitted Kitchen
- 3 Double Bedrooms
- South west facing Rear Garden

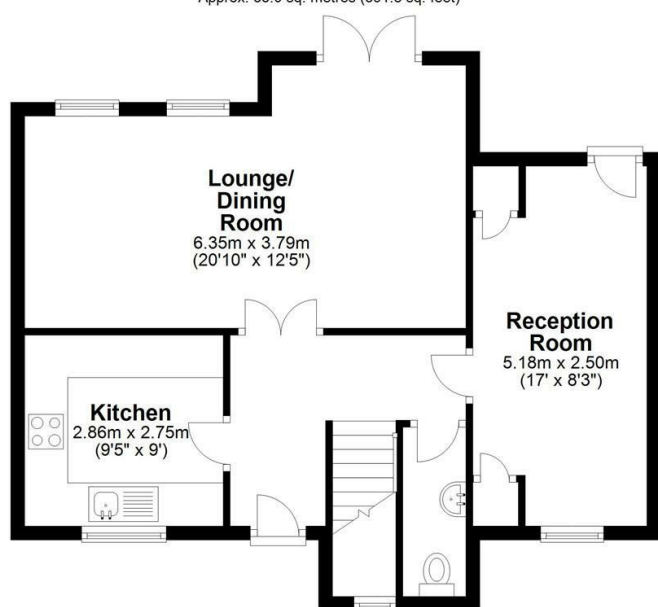
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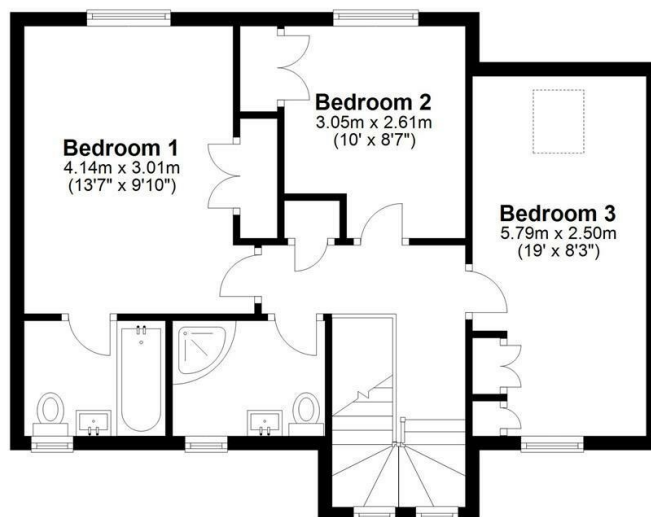
Ground Floor

Approx. 55.0 sq. metres (591.8 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.7 sq. feet)



Total area: approx. 107.9 sq. metres (1161.5 sq. feet)

This plan is for layout guidance only. Measurements are for general guidance only and must not be relied upon. Please note the Total Area stated on the Energy Performance Certificate (EPC) may exclude some of the non habitable & external areas within this property and hence may differ from the Total Area figure stated on the floor plan.

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LOCAL AREA

Set at the rear of this popular small cul de sac the home is a short distance from the centre of the village and within easy reach of delightful rural walks and close to the River Wey and the Wey navigation. The historic village of Ripley is also but a short drive away with its collection of shops, cafes and restaurants. For the commuter train services can be found at Woking as well as at Clandon stations.. For those driving access to the A3 East & West bound are but a short drive away.

EPC RATING

71

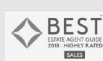
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

WHAT NEXT?

If you would like to book a viewing for this property please do not hesitate to contact our expert sales team using the contact details below.

Important note to applicants: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective buyers only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.



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