

# Wills & Smerdon



**15 Birch Close  
Send, Surrey GU23 7BZ**

**Guide Price £775,000 Freehold**

## PROPERTY DESCRIPTION

Offered for sale with no onward chain is this light and airy detached property that has been the subject of significant improvements over the years having been extended to create a superb family home. As you can see from the floor plan the home now offers generous accommodation that now includes a large kitchen, study, dining room as well as a large sitting room. Upstairs the accommodation has been re-configured and currently affords 3 good sized bedrooms but this could be improved as others have done within the cul de sac. Outside there is generous driveway parking leading to the double garage and separate car port. The rear gardens are predominantly laid to lawn with mature shrubs and borders with a patio to the front giving access into the workshop.

## PROPERTY FEATURES

- No onward chain
- Dining Room
- Large Kitchen
- Double Garage
- Driveway parking
- Sitting Room
- Study
- Cloakroom
- Workshop
- Good Sized Garden

Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

T| 01483 224 343 E| [ripley@willsandsmerdon.co.uk](mailto:ripley@willsandsmerdon.co.uk) W| [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)

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W & S

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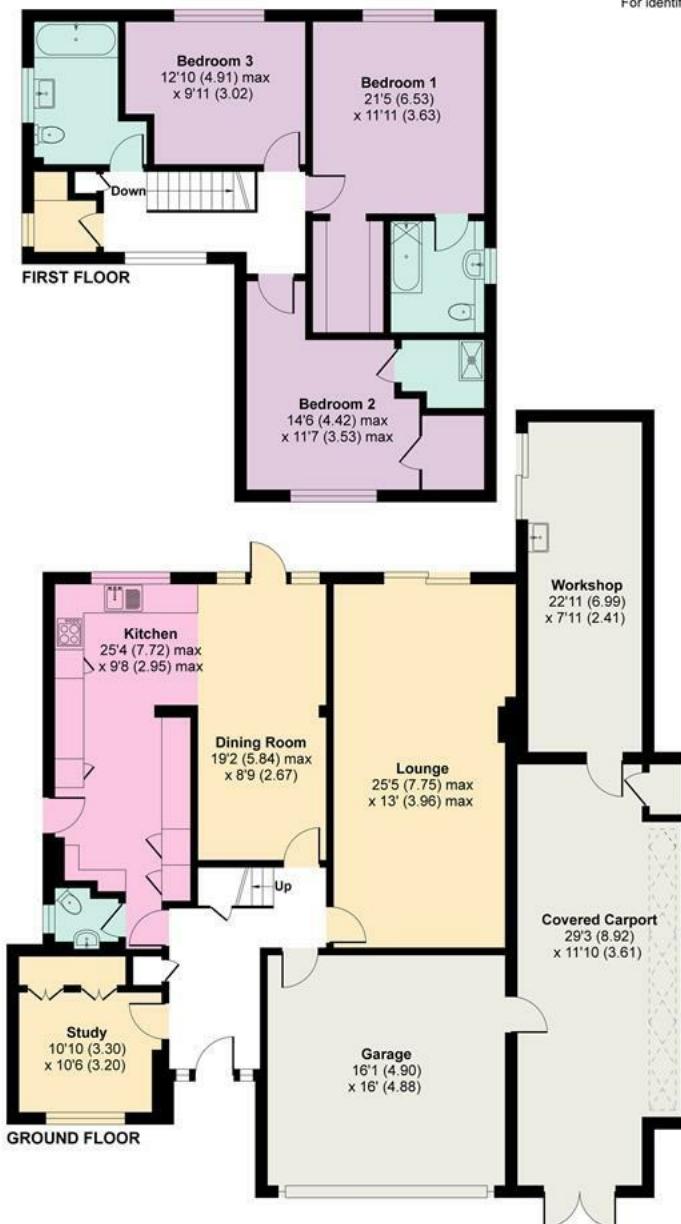
## Send, Surrey GU23 7BZ

Approximate Area = 2003 sq ft / 186 sq m (includes garage & excludes carport)

Outbuilding = 181 sq ft / 17 sq m

Total = 2184 sq ft / 203 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.  
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## LOCAL AREA

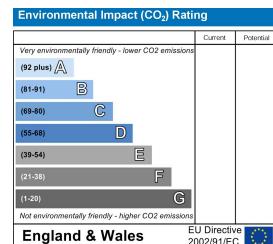
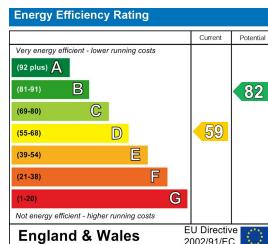
Birch Close is a prestigious residential cul-de-sac positioned a short distance from Send Village. The village offers a range of local shops and facilities including Send Primary School and a doctors surgery. Access to the A3 is but a short drive away, interlinking with the M25 and motorway networks. For the train traveller both Clandon and Woking stations are also a short distance away.

## DIRECTIONS

From our office in Ripley, proceed in a southerly direction for approximately 1½ miles to the Burnt Common Roundabout, take the right hand turning onto Send Barns Lane. Take the next right into The Pathway and Birch Close can be found immediately on your left.

## EPC RATING

59



## 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.

