



Paddock End Boughton Hall Avenue Send, Surrey GU23 7DD **£5,499 PCM Unfurnished**

PROPERTY DESCRIPTION

We are delighted to offer for let this imposing family home in a prestigious private road, delivering comprehensive 21st century family living, recently extended with extended with energy efficiency in mind. The accommodation comprises: entrance hall; cloakroom/wc; brand new superbly equipped kitchen leading into stunning living/dining room, with dual fuel woodburner and bifold doors, creating the perfect hub of the home; utility room; lounge with dual fuel wood burner; further reception room; upstairs, master bedroom with built in storage and ensuite shower room; guest bedroom with built in storage and ensuite shower room; family bathroom with separate shower cubicle; bedroom with built in storage and one further double bedroom; bedroom 5/study; outside there is a a large gravelled driveway offering ample parking and access to the integral garage for storage ; at the rear of the property there is a large garden with an extensive patio and hot tub; outbuildings for storage; pets by negotiation; EPC band C/72 ; Council tax band G. The Village of Ripley is just a short drive with its range of interesting shops, highly acclaimed restaurants, cafes and public houses, as is Ripley Village Green with its wonderful walks, panoramic views and historic cricket club. For the commuter, the A3 is easily accessed providing onward travel to the M25, central London and Guildford. There are stations at, Woking and Clandon serving Waterloo.

PROPERTY FEATURES

- Stunning family home
- Fabulous living/dining room overlooking the garden
- 4-5 bedrooms
- Large maintained gardens
- Pets by negotiation
- Luxury high specification kitchen
- 2 - 3 further reception rooms
- 3 bathrooms
- Private road location
- Professionally managed by W&S



6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

T | 01483 284141 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk

Scan the QR code for the
Material Information



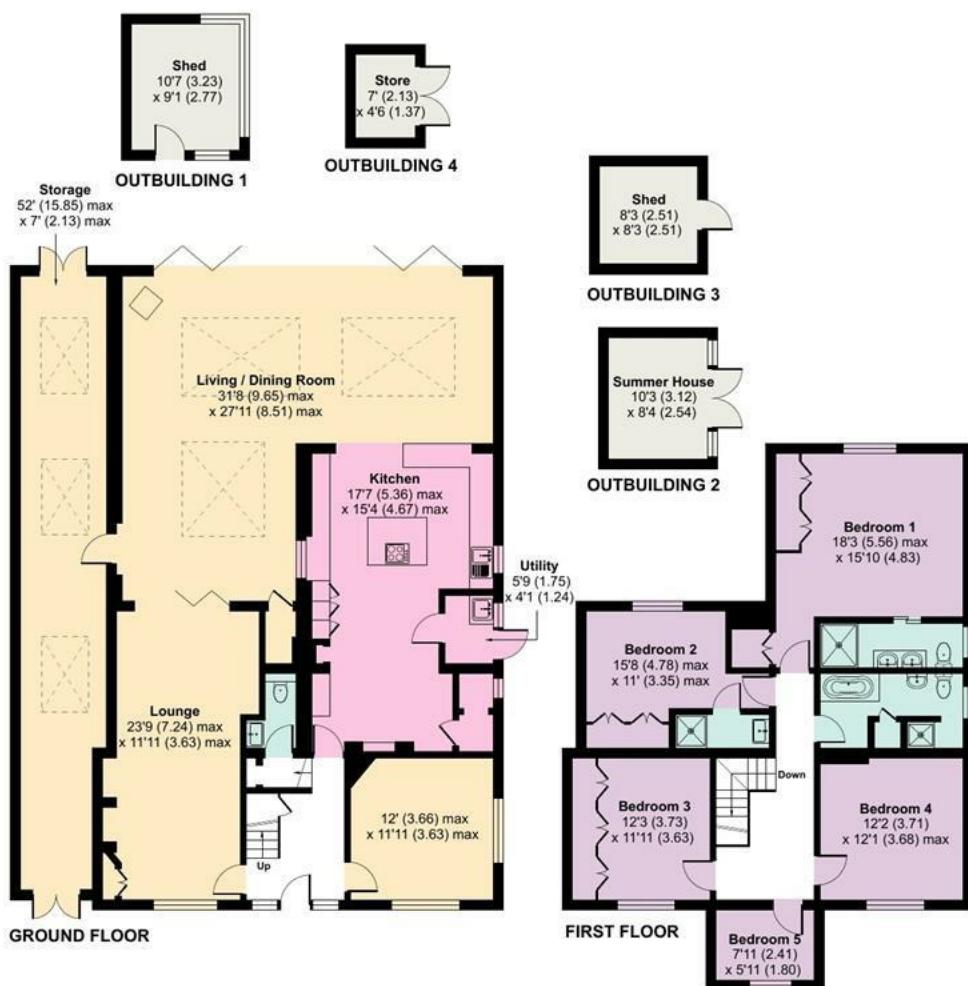
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Approximate Area = 3124 sq ft / 290 sq m
Outbuilding = 284 sq ft / 26 sq m
Total = 3408 sq ft / 316 sq m
For identification only - Not to scale



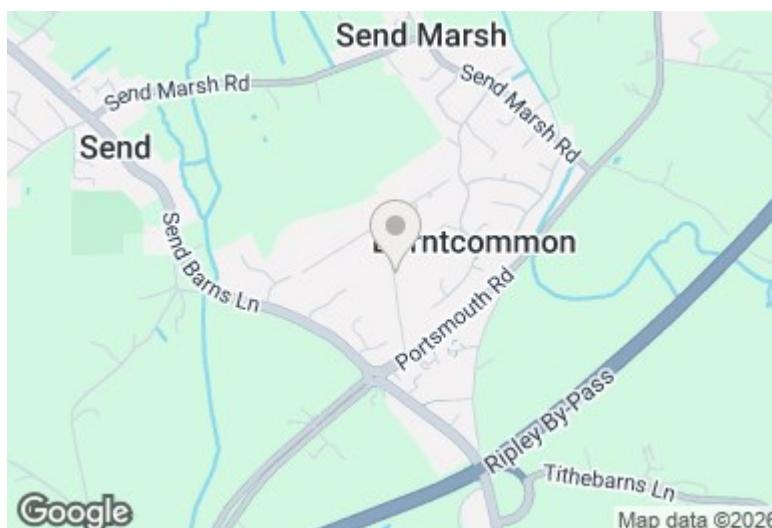
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2022.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	79
EU Directive 2002/91/EC			

