



2 Sanger Drive  
Send, Surrey GU23 7EB

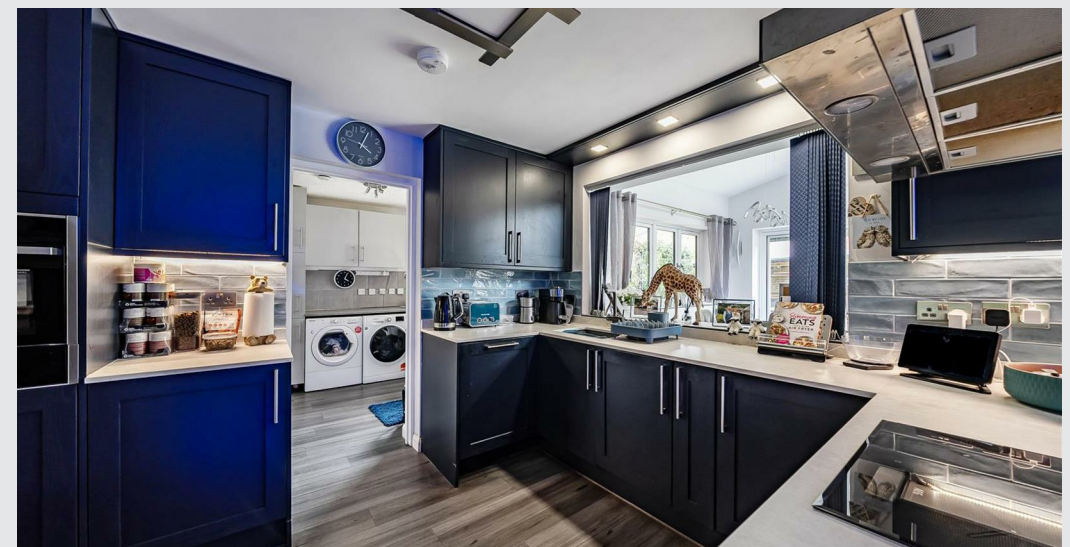






A wonderful opportunity to purchase a well presented family home in this tranquil, ever popular setting within the village of Send.

Reception Hall - Sitting room - Kitchen/Dining Room - Utility Room - 3 Bedrooms upstairs  
- Downstairs Study/Bedroom 4 - 3 Bath/Shower Rooms - Downstairs W.C. - Ample Parking  
- Delightful Garden







## 2 Sanger Drive

Send, Surrey

Having been modernised and upgraded by the current owners, this well presented four bedroom family home is brought to the market in great decorative order and is situated in a corner plot location on a quiet no-through road. The property offers flexible, open-plan/entertaining living space including a modern kitchen with hi-spec appliances, a utility room and ample driveway parking for vehicles.

The ground floor accommodation features a large sitting room with a feature fireplace and wood effect flooring that continues through to the extended dining area. The vaulted ceiling compliments this triple aspect space perfectly and benefits from both bifold and tri-folding patio doors with integral blinds. These open areas allow natural beams of daylight into the kitchen space which is fitted with a generous range of shaker-style units and a large selection of integrated appliances.

Further benefits include a separate utility room and a study/fourth bedroom with an ensuite shower room.

Upstairs, there are three good-sized bedrooms, including a master bedroom with ensuite together with a fully tiled family bathroom.

Outside to the front, there is mature planting, an EV charging point and a large driveway, providing plenty of parking. A side gate allows access to the rear garden, which is mainly laid to lawn and wraps around the property with a secluded feature pagoda in the corner.

Sanger Drive is a well-regarded, private road situated close to local shops and amenities including the park and recreational ground. Residents enjoy access onto the Wey Navigation tow path providing splendid walks, perfect for families or those with pets. Send village is surrounded by open countryside, ideal for walking and outdoor pursuits.

The Village of Ripley is a short drive away with its range of interesting shops, highly acclaimed restaurants, cafes and public houses, as is Ripley Village Green, purported to be one of the largest in England, 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.

Guildford Borough Council Band F

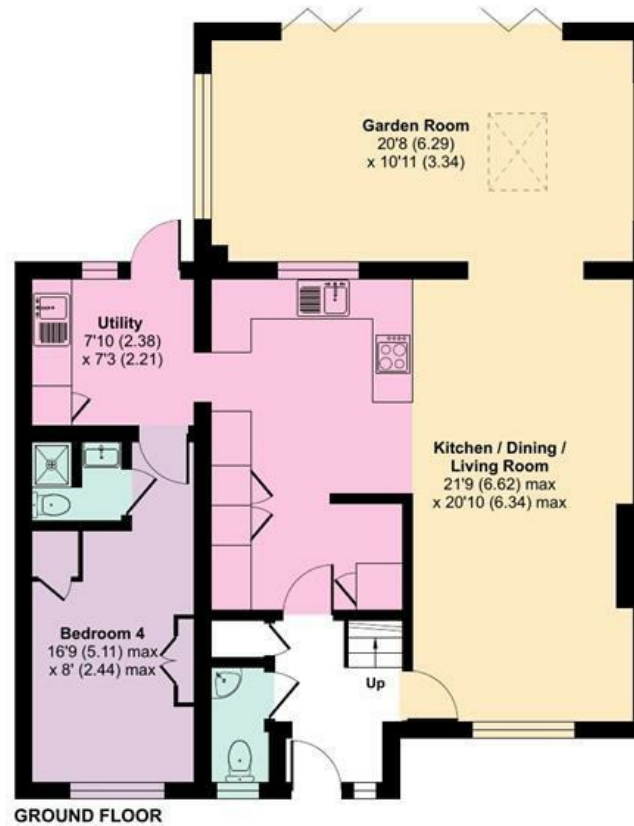
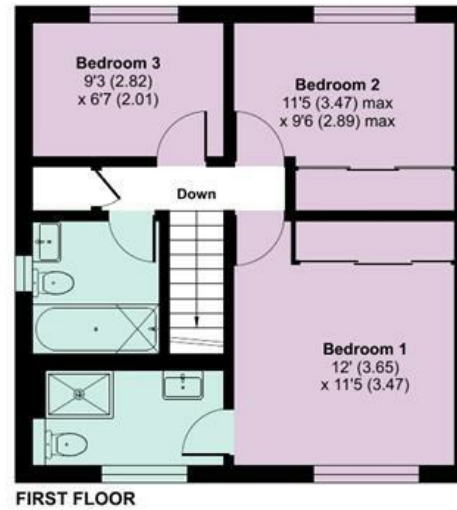






Approximate Area = 1398 sq ft / 129.8 sq m

For identification only - Not to scale







## DIRECTIONS

From our offices in Ripley High Street proceed in a Southerly direction for approximately 1 ½ miles to The Burnt Common roundabout. Turn right into Send Barnes Lane proceeding through the traffic lights and on into Send Village centre. Sanger Drive can be found after a short way on your right and No.2 will be found second house on the left hand side.///stream.plates.range

**Horsley Office** | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141  
**Ripley Office** | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343  
 E|enquiries@willsandsmerdon.co.uk W|willsandsmerdon.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

