



71 Linden Way
Ripley, Surrey GU23 6LP





A conveniently located three bedroom semi-detached family home located on the popular Send Marsh development in Ripley and offered to the market with no onward chain.





71 Linden Way Ripley, Surrey

We are pleased to offer this 3 bedroom family home located on the popular Send Marsh development, set on a corner plot and offering scope for updating to the incoming owners own requirements.

The property is approached via concrete pathway over the lawned front garden. Once across the threshold, there is a spacious entrance hall giving access to all the main accommodation. The living room has picture window overlooking the front garden and the cul de sac of Chestnut Way, and leads into dining room with patio doors to the garden, and access to the separate kitchen.

The kitchen is fully fitted with all the usual appliances along with a useful pantry, and large picture window over the side access and door to the rear garden.

To the first floor, there are three bedrooms (two doubles and one single) along with a refurbished family bathroom.

Outside the property, to the front is a generous open garden with pathway leading to the main front door and gated side access. To the rear, there is an enclosed sunny garden with patio area.

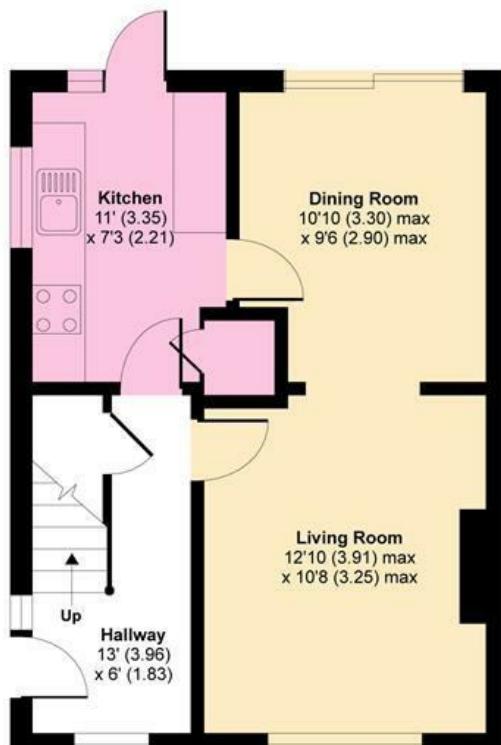
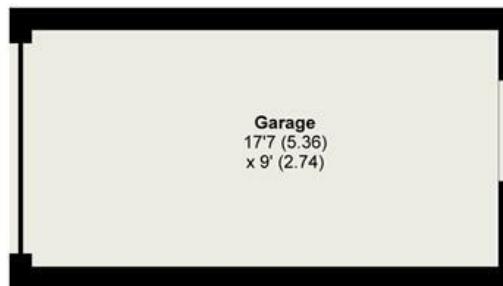
Located at the end of the garden and accessed via Linden Way is a single garage with private driveway parking.

The property is within easy reach of Ripley village with its charming High Street of local shops, pubs and restaurants, and also within easy drive of the A3 and M25 motorway network.

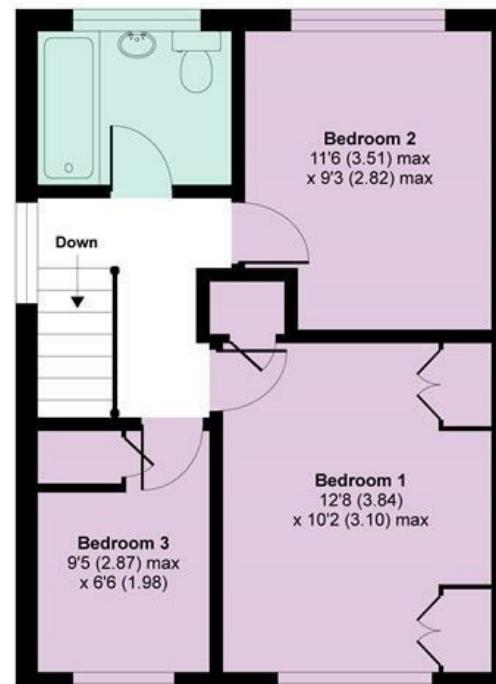
for the commuter, there are stations at nearby Clandon and Woking (London Waterloo) and the County Town of Guildford with its extensive shopping and leisure facilities is a short drive away.

NB The Imagery for these particulars was taken prior to the property being Let.





GROUND FLOOR



FIRST FLOOR



DIRECTIONS

From our office in Ripley turn right and head out of the village along the Portsmouth Road. Turn right into Send Marsh Road, and take the first turn on on the left hand side into Maple Road. Follow the road along to the t junction with Linden Way, where 71 will be found on the left hand side.//gift.same.hops



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (02 plus)	A	88
(61-60)	B	
(69-80)	C	73
(55-68)	D	
(59-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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