

# Wills & Smerdon



## 6 Birch Close Send, Surrey GU23 7BZ Guide Price £735,000 Freehold

### PROPERTY DESCRIPTION

This light and airy detached property 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 offers 2 large reception rooms along with a super kitchen/breakfast room with utility off it. Upstairs the accommodation is equally impressive with 4 excellent bedrooms. The principle of particular interest with en-suite facilities as well as a dressing area. Outside the home is located on a bold corner plot with sweeping areas of lawn to the front with driveway parking leading to an integral double garage. The southerly aspect rear gardens offer a good level of privacy which are again principally laid to lawn with mature borders and patio area, screened by high level fencing and hedging.

### PROPERTY FEATURES

- Cul De Sac Location
- Sitting Room
- Large Kitchen/Breakfast Room
- 4 Bedrooms
- Double Garage
- Corner Plot
- Separate Dining Room
- Utility
- Master with Dressing area and En-suite
- Private Southerly Aspect Rear Garden



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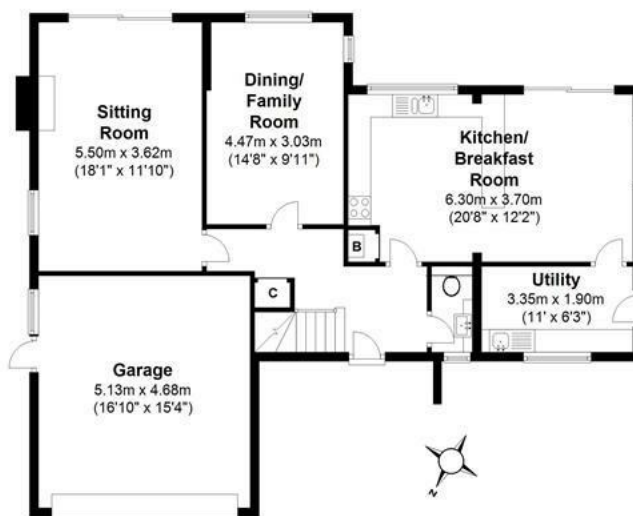


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#### Ground Floor

Approx. 101.3 sq. metres (1090.4 sq. feet)



#### First Floor

Approx. 83.6 sq. metres (899.7 sq. feet)



House area: approx. 160.9 sq. metres (1731.9 sq. feet)

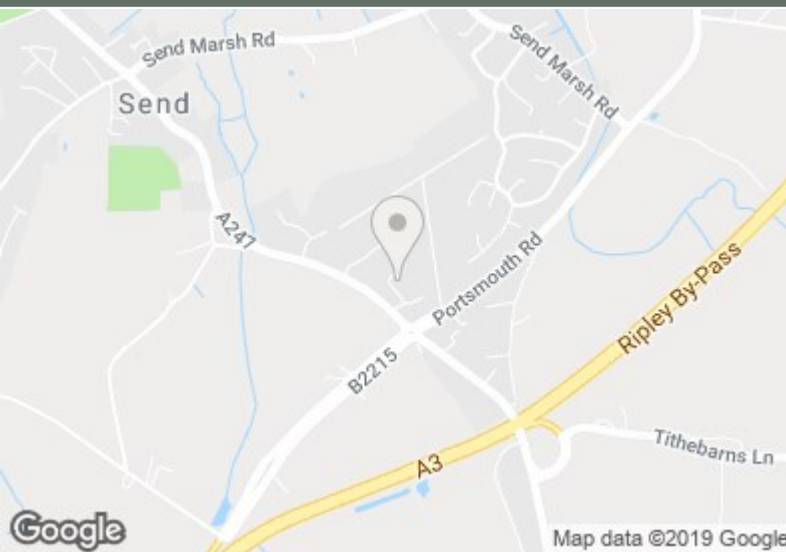
Garage area: approx. 24.0 sq. metres (258.3 sq. feet)

Total area: approx. 184.9 sq. metres (1990.2 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

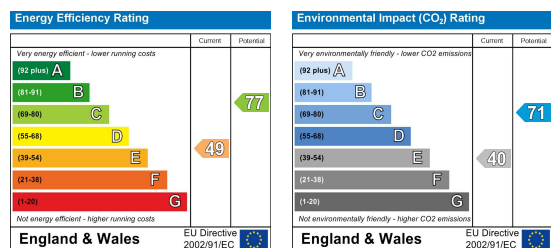
Birch Close is a prestigious residential cul-de-sac positioned a short distance from Send Village. The village offers a range of local shops and facilities including Send Primary School and a doctors surgery. Access to the A3 is but a short drive away, interlinking with the M25 and motorway networks. 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 1 ½ 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

49



## 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 PURCHASERS:** 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 layout have been taken as a guide to prospective buyers only and must not be relied upon. Please note the Sq Ft measurement will differ on the EPC to 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.

