

# Wills & Smerdon



## 5 Newark Close Ripley, Surrey GU23 6DW £2,750 PCM Unfurnished

### PROPERTY DESCRIPTION

Wills & Smerdon are delighted to offer this spacious, light and bright home with flexible living space suited to the needs of modern family life. The accommodation comprises: entrance hall, lovely living room with gas fire leading to dining area with doors to the garden; modern kitchen/breakfast room with tiled floor and integrated appliances; master bedroom with ensuite shower room and large storage cupboard/wardrobe; second double bedroom; third double bedroom with laminate flooring; fourth double bedroom with ensuite shower room and access to small conservatory (this arrangement would be ideal as a guest or au pair suite); study/den; family bathroom with corner bath; on the first floor there is a further bedroom or playroom and eaves storage. Outside there is a pretty maintained garden with greenhouse and two sheds and driveway parking. Gas fired central heating. EPC rating D/60. Council tax band F. PETS BY NEGOTIATION. Take a virtual tour - just click on the virtual tour tab!

### PROPERTY FEATURES

- Cul De Sac Location
- 3 Reception Room
- Pretty garden
- Flexible accommodation
- 5 Bedrooms
- Driveway parking

6 Station Parade, East Horsley, Surrey, KT24 6QN

T| 01483 284 141 E| [lettings@willsandsmerdon.co.uk](mailto:lettings@willsandsmerdon.co.uk) W| [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)



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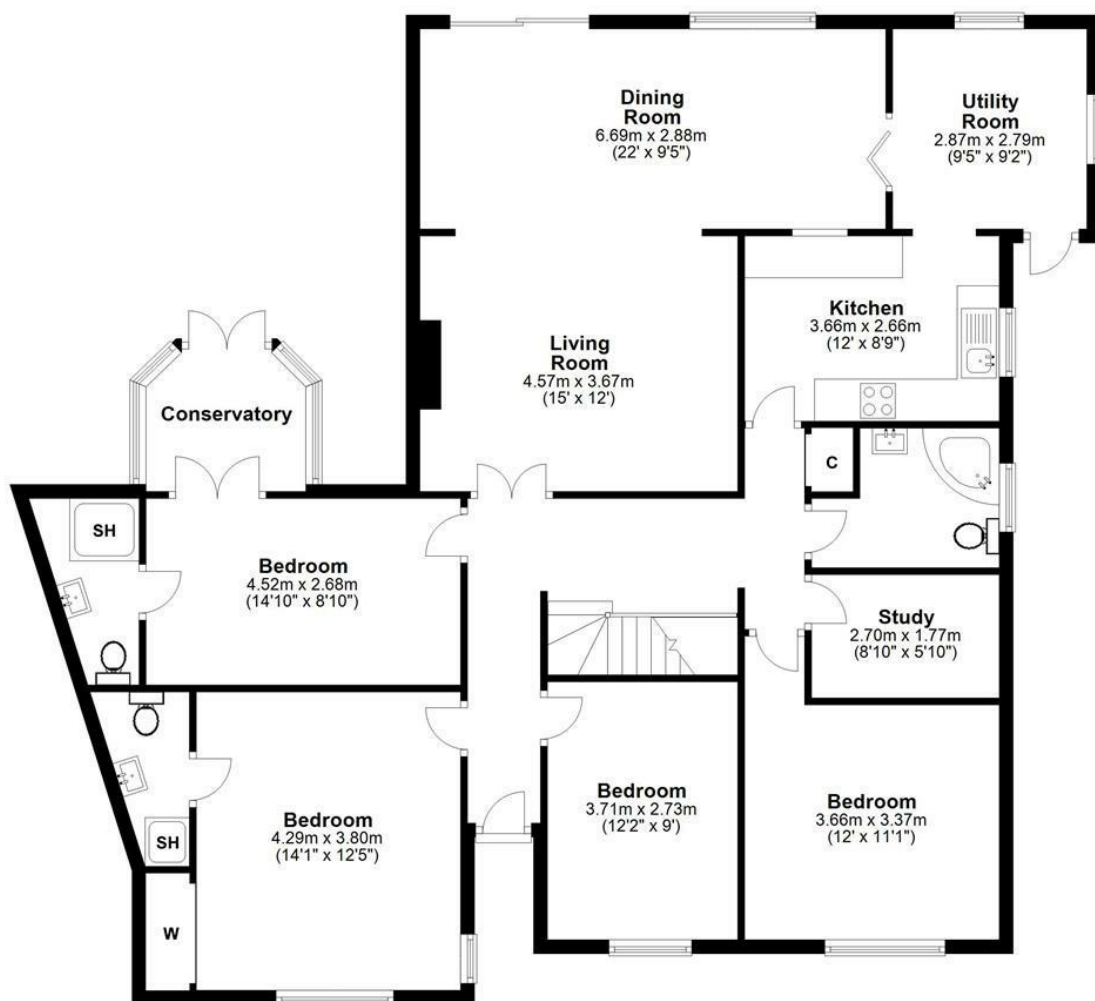
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## 5 Newark Close Ripley, Surrey GU23 6DW

### Ground Floor

Approx. 147.6 sq. metres (1589.1 sq. feet)



### First Floor

Approx. 20.9 sq. metres (225.2 sq. feet)



Total area: approx. 168.6 sq. metres (1814.3 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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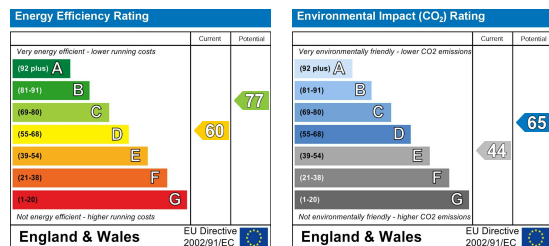


**LOCAL AREA**  
 'Papercourt Sailing Club is in close proximity as are many beautiful walks around the lakes, over Send Marsh and along the Canal. The location is situated within an easy drive of Ripley Village with it's excellent shops for everyday use, historic Public Houses, coffee shops and michelin star restaurants.. The A3 is also nearby which interconnects with the M25 motorway network leading into London, Heathrow and Gatwick. For the rail commuter, stations are located at Woking, West Byfleet and Clandon are also easily accessible and all serving London Waterloo.

**DIRECTIONS**  
 From our offices in Ripley turn right into Newark Lane and proceed for approximately half a mile and take a left into Newark Close and No.5 can be found on your right.

## EPC RATING

60



## WHAT NEXT?

For further information on the renting process please see our Step by Step guide on our website:  
[www.willsandsmerdon.co.uk](http://www.willsandsmerdon.co.uk)

**Important note to applicants:** We endeavour to make our rental 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 tenants 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.

