

# Wills & Smerdon



## 9 Hazel Drive Ripley, Surrey GU23 6LQ Guide Price £450,000 Freehold

### PROPERTY DESCRIPTION

Situated on the ever popular Send Marsh estate is this semidetached family home. Located within a small cul de sac the home is brought to the market with no onward chain. The home affords bright and spacious accommodation throughout and benefits from replacement double glazing and gas heating to radiators. Downstairs there is a large dual aspect sitting room as well as a modern fitted kitchen,. Upstairs there are 3 good sized bedrooms along with a bathroom which has bath and separate shower cubicle. Outside there is an area of lawn and driveway parking leading to the integral garage. The rear gardens are larger than average as the home is located on a corner plot and are mainly laid to lawn and enclosed with hedging and fencing.

### PROPERTY FEATURES

- Cul de sac location
- Double Glazing
- Fitted Kitchen
- 4 Piece Family Bathroom
- Garage
- No Onward Chain
- Large dual aspect Sitting/Dining Room
- 3 Bedrooms
- Driveway
- Good sized Gardens

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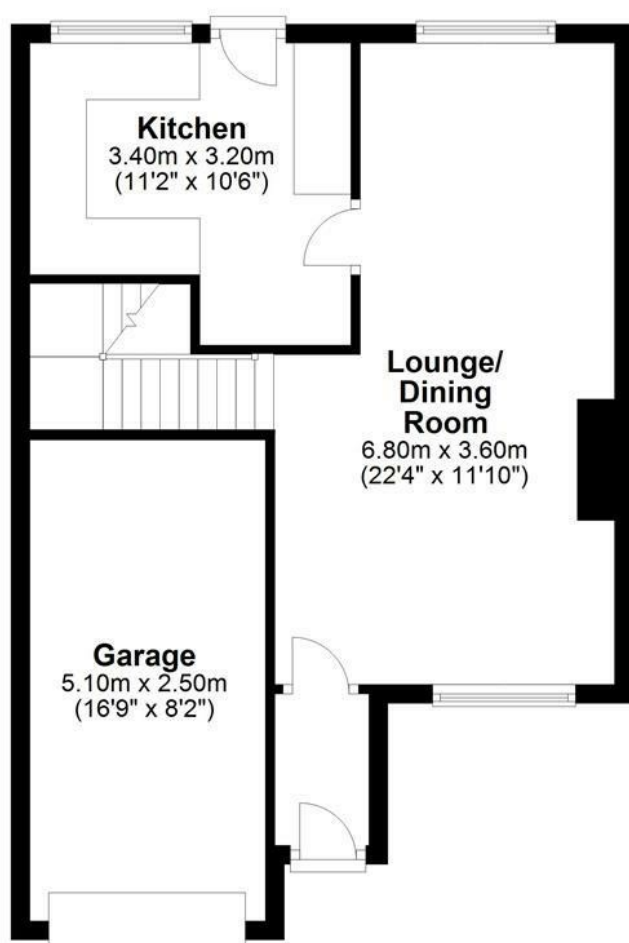




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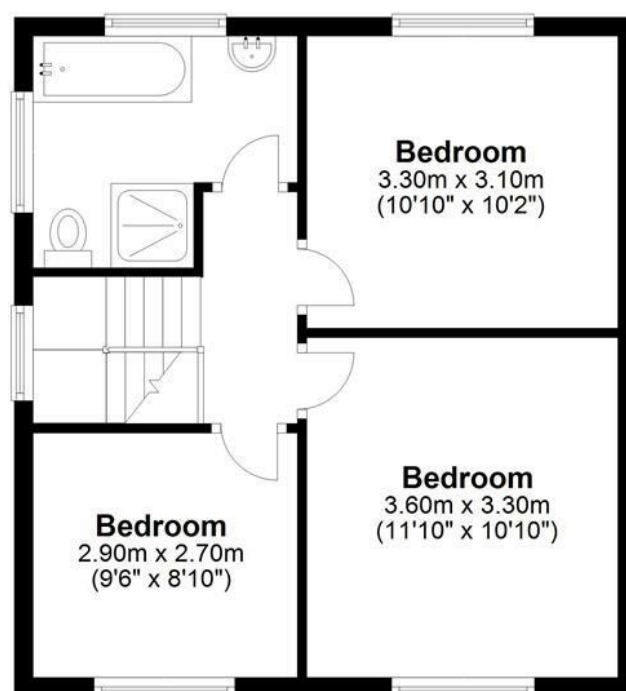
### Ground Floor

Approx. 50.3 sq. metres (541.5 sq. feet)



### First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



House area: approx. 80.2 sq. metres (863.3 sq. feet)

Garage area: approx. 12.8 sq. metres (137.8 sq. feet)

Total area: approx. 93.0 sq. metres (1001.0 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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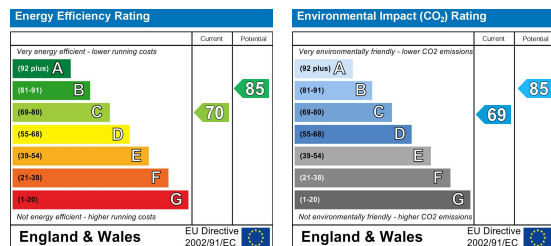


## LOCAL AREA

'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 its excellent shops for everyday use, historic Public Houses, coffee shops and michelin star restaurants. The village green, located just off the high street, is purported to be one of the largest in England with its delightful walks, panoramic views and historic cricket club. 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.

## EPC RATING

70



## 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 applicants:** 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 layouts have been taken as a guide to prospective buyers 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.



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