

Bourne

ESTATE AGENTS



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Tuckey Grove, Ripley, Woking, Surrey, GU23 6JG

£550,000

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Offered to the market for the first time in several decades, this detached bungalow is situated on a private road in the popular village of Send and offers excellent potential for modernisation and extension (STPP).

Entering the property, a porch area leads into the large front aspect reception room with feature fireplace, exposed wooden beams and square bay window.

From here, an internal hallway leads to each of the rooms including three bedrooms, a family bathroom and the kitchen. The kitchen has a modern gas boiler, and dual aspect windows as well as door opening to the garden.

Externally, the property sits in the middle of the plot with gardens on each side and the rear as well as a pretty front garden. A detached garage is accessible via driveway to the front.

This property presents an excellent opportunity for a buyer to modernise and create a stunning family home in a sought-after village location.

Council Tax Band F

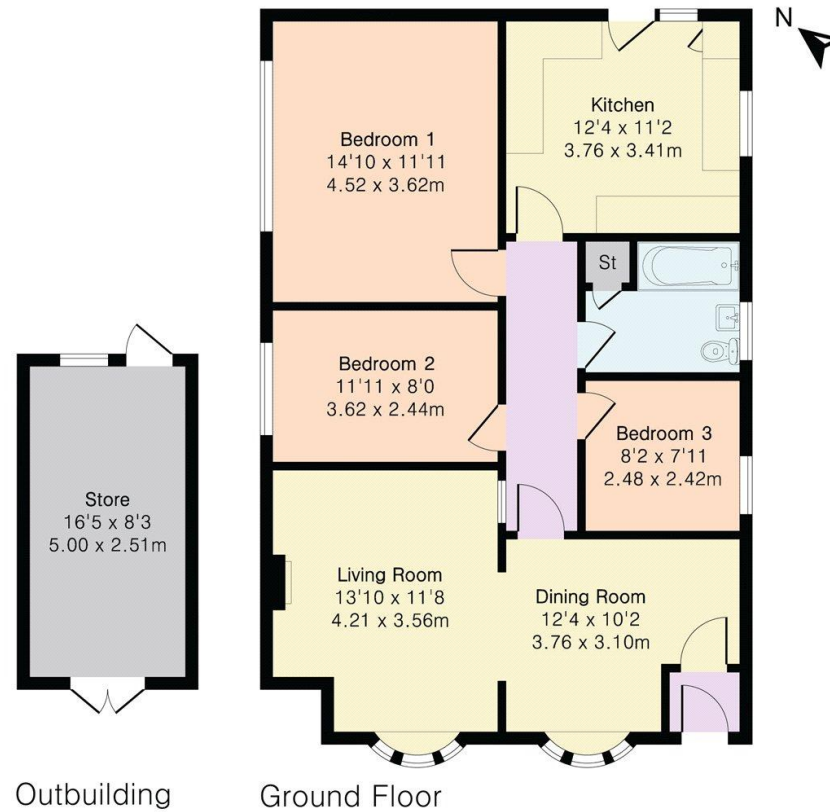
- Offered to the market for the first time in several decades
- Detached bungalow in the popular village of Send
- Three bedrooms
- Requiring modernisation
- Excellent potential for extension (STPP)
- Front aspect reception room
- Family bathroom
- Dual aspect kitchen
- Substantial plot
- Driveway and detached garage
- No onward chain



Floorplan

**Approximate Gross Internal Area 923 sq ft - 86 sq m
(Excluding Outbuilding)**

Outbuilding Area 135 sq ft - 13 sq m

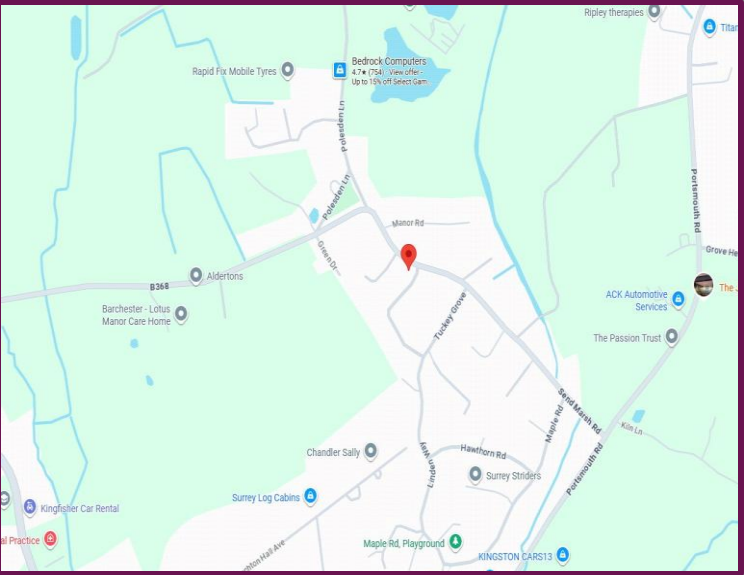


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Location

Send village is close to open countryside which is ideal for walking and outdoor pursuits. There are both infant and primary schools in the village with excellent Secondary schools nearby. The area has excellent road and rail connections with the A3 and Junction 10 of the M25 being within close proximity. Nearby Woking station offers regular service to London Waterloo with trains approximately every 7 minutes and a journey time of around 26 minutes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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