



Chantries  
& Pewleys



Woodlands  
Send





INTRODUCING

## Blue Firs

WOODLANDS, SEND, WOKING,  
SURREY, GU23 7LD

*An attractive tile-hung family home offering generous accommodation, arranged over two floors. The house is well-presented throughout, but offers scope to update and modernise, if so desired. Outside, the gardens are just beautiful, with well stocked borders, mature shrubs and trees, and provide space ideal for a young family.*



**4 BEDROOMS**



**FAMILY BATHROOM & EN-SUITE SHOWER ROOM**



**2 RECEPTIONS**



**KITCHEN/DINING ROOM**

Tenure: Freehold  
Council Tax Band: G  
EPC: D

N.B. There is a £125 pa maintenance charge towards the upkeep of the private road























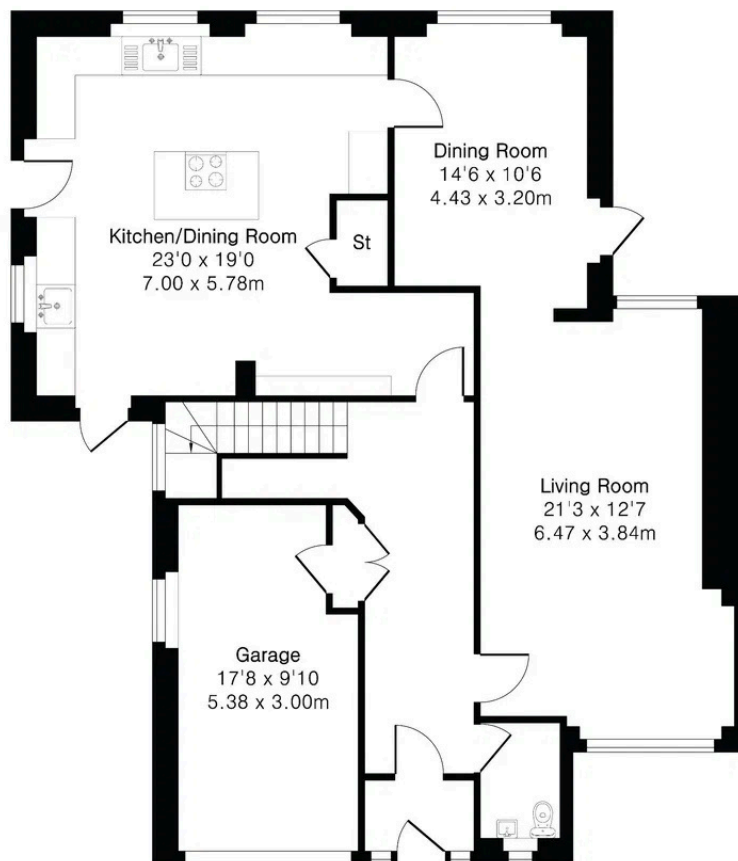




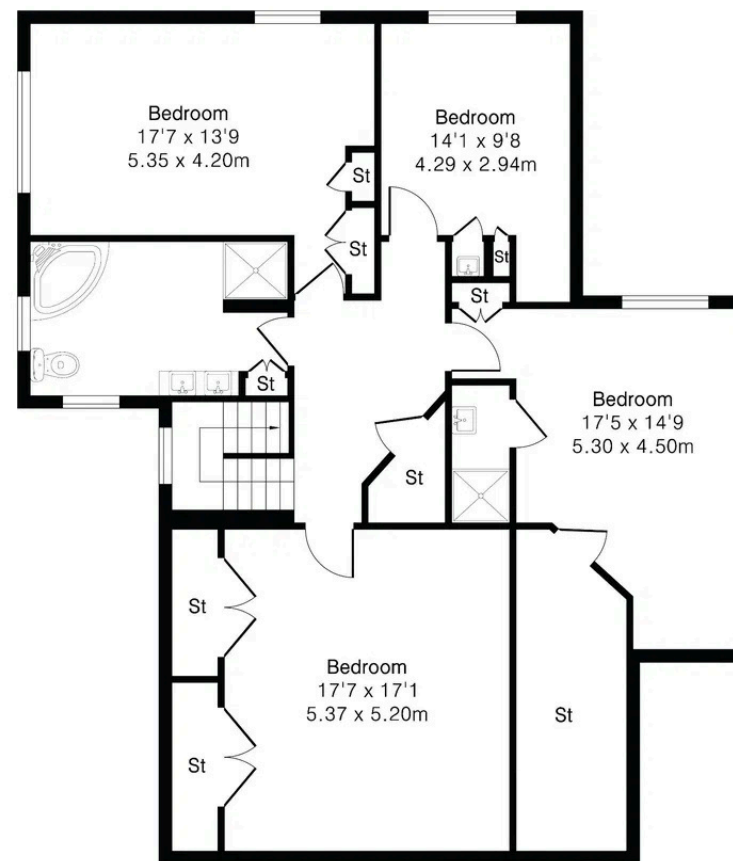
## Approximate Gross Internal Area 2365 sq ft - 220 sq m

Ground Floor Area 1190 sq ft – 111 sq m

First Floor Area 1175 sq ft – 109 sq m



Ground Floor



First Floor





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