



25 Send Barns Lane, Send, GU23 7BS
£649,950 Freehold

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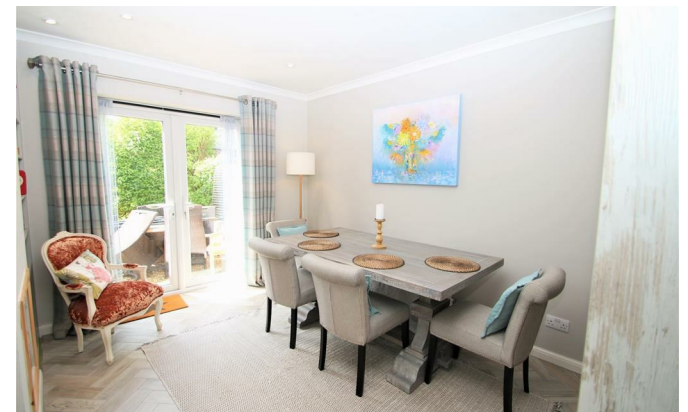
Barnsford is an attractive three bedroom detached family home set back, secluded and providing off street parking for multiple vehicles. This property is a fusion of period warmth and stylish interior, thoughtfully redecorated, airy and flowing with natural light. This character home comprises of a front aspect reception room with fireplace, bay window and a good size separate dining room with herringbone flooring, access and views out across the rear garden. The recently refitted modern kitchen with integrated appliances, space for an American style fridge freezer and access into the garden is a superb space with a considered and well planned range of wall and base level units providing a good amount of storage creating the perfect venue for summer entertaining as guests over spill into the wonderful rear garden. There is also a downstairs cloakroom. The first floors completes this well balanced family home with three good sized bedrooms, the principle and second bedroom with fitted wardrobes and bedroom three currently used as a study / work from home space, there is a large contemporary family bathroom refitted with a white suite.

Externally, the rear garden is a particular feature with a large lawn, mature plants and trees plus side access and an excellent timber garden room with light and power plus there's further storage shed.

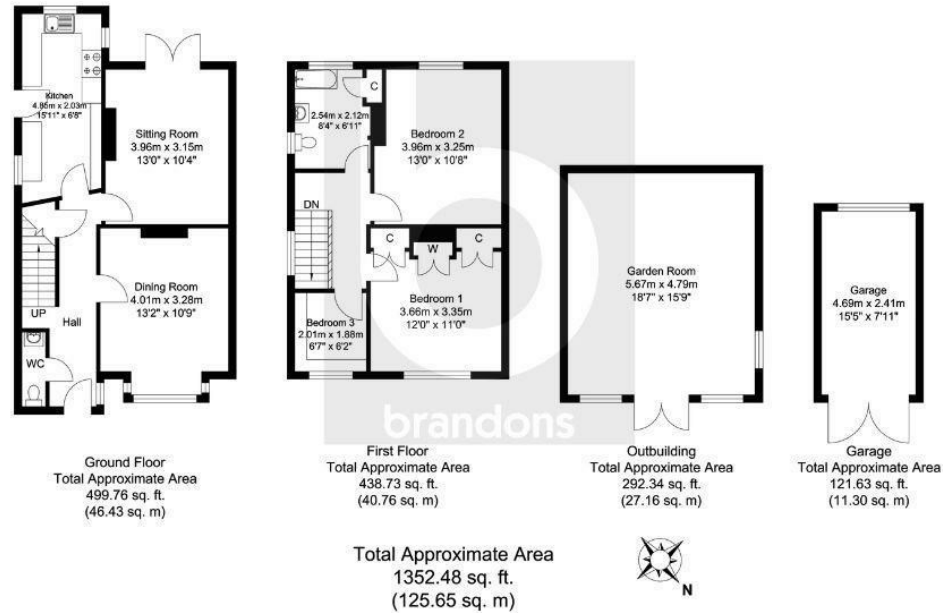
Barnsford, is located in the picturesque village of Send, surrounded by open countryside which is ideal for walking and outdoor pursuits. The centre offers some local shops for day to day needs as well as a modern medical centre, a pharmacy and two pubs one of which is situated on the Wey Navigation Canal. There is a good infant/primary school in the village with excellent secondary schools nearby. Woking and Guildford towns are also within easy reach. The area has excellent road and rail connections with the A3 and J10 of the M25 being within proximity. Woking Station offers regular service to London Waterloo. Council Tax band E



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		48	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	79
EU Directive 2002/91/EC			

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.