



BOUGHTON HALL AVENUE

Send, GU23



BOUGHTON HALL AVENUE SEND

A chain free bungalow on a superb south-facing plot
in a desirable private road in Send.



Tenure: Freehold

Council tax band: F

Local Authority: Guildford Borough Council

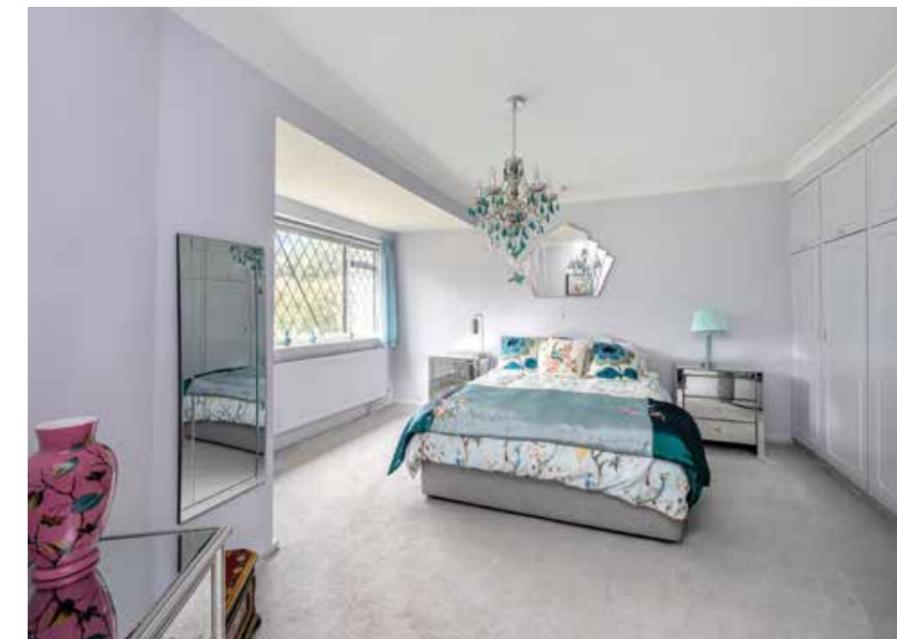


DESCRIPTION

A fantastic opportunity to create your dream family home in the sought-after Boughton Hall Avenue. The property sits on a generous 0.33 acre south-facing plot, offering the potential to extend, refurbish, or replace the existing bungalow (subject to planning permission).

The property is set back from the road with a gravel driveway providing ample off-street parking. There is side access to a large garage with additional storage, while the spectacular rear garden offers a serene and expansive outdoor space, perfect for families and entertaining.

This charming property features a welcoming entrance hall leading to a spacious, double-aspect living room with a beautiful feature fireplace and stunning views of the mature, lawned garden. To the left of the entrance, the well-equipped kitchen comfortably fits a dining table and provides rear access.

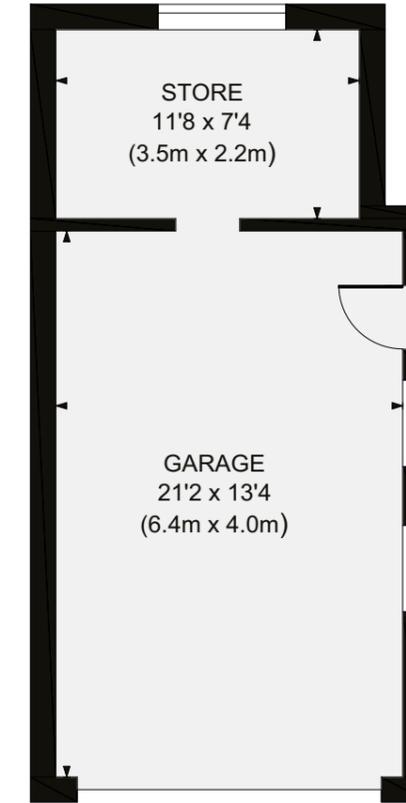


The dining room to the rear is accessed through a sliding door and receives an abundance of natural light from large windows and French doors that open onto the rear garden. There are three spacious bedrooms which offer flexibility. The principal bedroom to the rear has built in wardrobes and pleasant views over the rear garden. The family bathroom suite is well presented and there is a separate cloakroom for guests off the hallway.

LOCATION

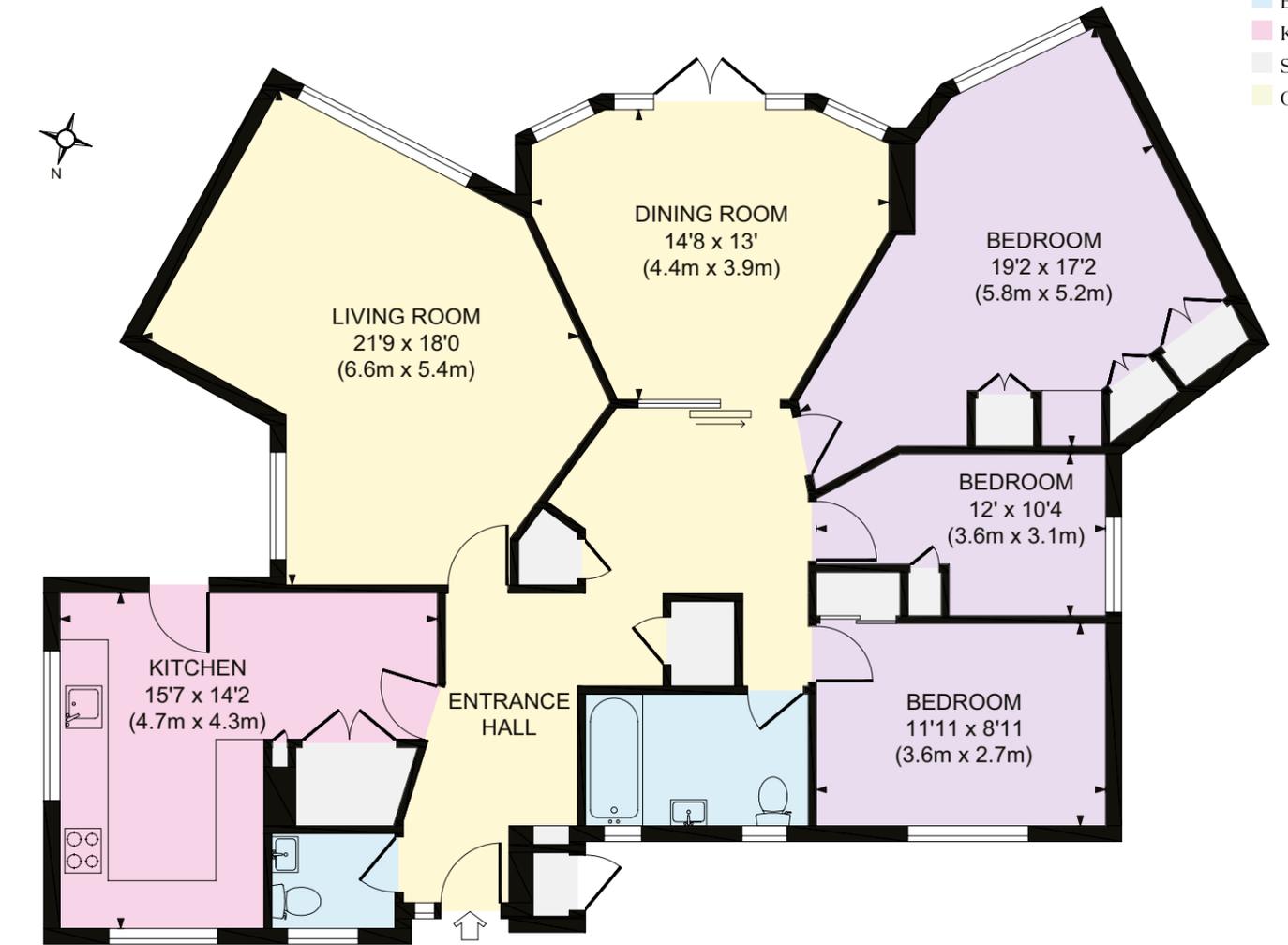
Boughton Hall Avenue is a very popular, private road just a short drive from Ripley Village - a delightful English 'foodie' village in the heart of Surrey, close to Guildford and Woking and within easy reach of central London and Heathrow and Gatwick Airports.

Distances: Ripley 1.8 miles, Woking 4.5 miles, Guildford 5.2 miles, East Horsley 6 miles, Cobham 6.7 miles, Heathrow Airport 19.5 miles, Gatwick Airport 25 miles, Central London 27.3 miles (All distances are approximate).



Garage

Approximate Gross Internal Area =
Main House 1245 sq. ft / 115.62 sq. m
Garage 374 sq. ft / 34.72 sq. m
Total 1619 sq. ft / 150.34 sq. m



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

Dan Miller
01932 591616
dan.miller@knightfrank.com

Knight Frank Cobham
50 High Street, Cobham
Surrey, KT11 3EF

Tom Knowlden
01932 591610
tom.knowlden@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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