



3 Birnam Close
Ripley, Surrey GU23 6JH



A 3 bedroom detached home in a quiet residential Close, meticulously cared for and now offering great potential for the next owner to make their own mark.

Reception Hall - Downstairs WC - Lounge - Dining Room - Kitchen/Breakfast Room - 3 Bedrooms - Family Bathroom - Garage - Sunny South-Easterly Facing Gardens - No Onward Chain





3 Birnam Close

Ripley, Surrey

We are delighted to bring to market this detached 3 bedroom family home which is situated in this quiet child-friendly Close.

This particular home affords well balanced accommodation on both floors, having been meticulously maintained over the years and now offering a great 'blank canvas' opportunity for the next owner to make their own mark.

The house enjoys excellent light to all spaces from the large double glazed casement windows, and includes 2 reception rooms, a kitchen/breakfast room, downstairs WC from the reception hall, and an attached garage to complete the ground floor spaces.

To the first floor there are 3 good sized bedrooms, two of which have built-in storage/wardrobes, served by a family bathroom.

To the front of the house is a private drive for visitor parking and access to the garage, with the well tended lawn and evergreen hedge boundaries. To the rear of the house is a sunny South-Easterly facing terrace which leads onto the lawn garden which has both hedge and fence boundaries along with specimen shrub borders.

The property is situated just a short stroll from Papercourt Lake and short drive from Ripley Village with its range of boutique independent shops, highly acclaimed restaurants, cafes and public houses. Ripley Village Green, purported to be one of the largest in England, is also within easy reach, with its wonderful walks, panoramic views and historic cricket club.

For the commuter, the A3 is easily accessed providing onward travel to the M25, central London and Guildford.

Tenure: Freehold Guildford Borough Council Tax Band: E



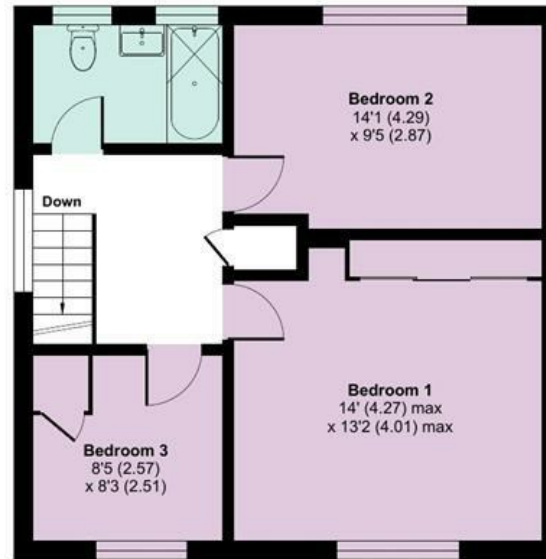
Approximate Area = 1101 sq ft / 102.2 sq m

Garage = 160 sq ft / 14.8 sq m

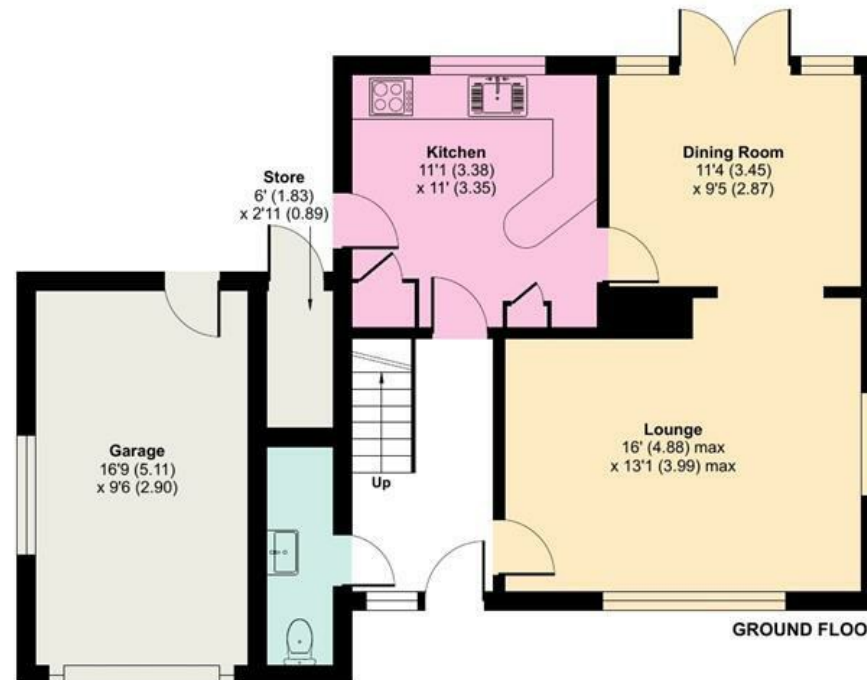
Store = 19 sq ft / 1.7 sq m

Total = 1280 sq ft / 118.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





DIRECTIONS

From our office in Ripley turn right and head out of the village along the Portsmouth Road. Turn right into Send Marsh Road. Birnam Close is third on the left, whereupon No. 3 will be found on the left-hand side.///target.trail.gain

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		
	71	84
England & Wales	EU Directive 2002/91/EC	

6 Station Parade, East Horsley, Surrey, KT24 6QN

T| 01483 284 141 E| enquiries@willsandsmerdon.co.uk W| willsandsmerdon.co.uk

