

# Wills & Smerdon



## Paddock End Boughton Hall Avenue Send, Surrey GU23 7DD £6,000 PCM Unfurnished

### PROPERTY DESCRIPTION

We are delighted to offer for let this imposing family home in a prestigious private road, delivering comprehensive 21st century family living, recently extended with extended with energy efficiency in mind. The accommodation comprises: entrance hall; cloakroom/wc; brand new superbly equipped kitchen leading into stunning living/dining room, with dual fuel woodburner and bifolding doors, creating the perfect hub of the home; utility room; lounge with dual fuel wood burner; further reception room; upstairs, master bedroom with built in storage and ensuite shower room; guest bedroom with built in storage and ensuite shower room; family bathroom with separate shower cubicle; bedroom with built in storage and one further double bedroom; bedroom 5/study; outside there is a large gravelled driveway offering ample parking and access to the integral garage for storage; at the rear of the property there is a large garden with an extensive patio and hot tub; outbuildings for storage; pets by negotiation; EPC band C/72; Council tax band G. The Little Waitrose store catering for everyday needs is but a short walk away. The Village of Ripley is just a short drive with its range of interesting shops, highly acclaimed restaurants, cafes and public houses, as is Ripley Village Green 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. There are stations at, Woking and Clandon serving Waterloo.

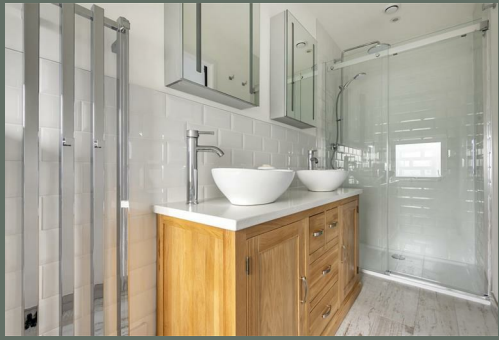
### PROPERTY FEATURES

- Stunning family home
- Fabulous living/dining room overlooking the garden
- 4-5 bedrooms
- Large maintained gardens
- Pets by negotiation
- Luxury high specification kitchen
- 2 - 3 further reception rooms
- 3 bathrooms
- Private road location
- Professionally managed by W&S

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

T| 01483 284 141 E| [lettings@willsandsmerdon.co.uk](mailto:lettings@willsandsmerdon.co.uk) W| [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)

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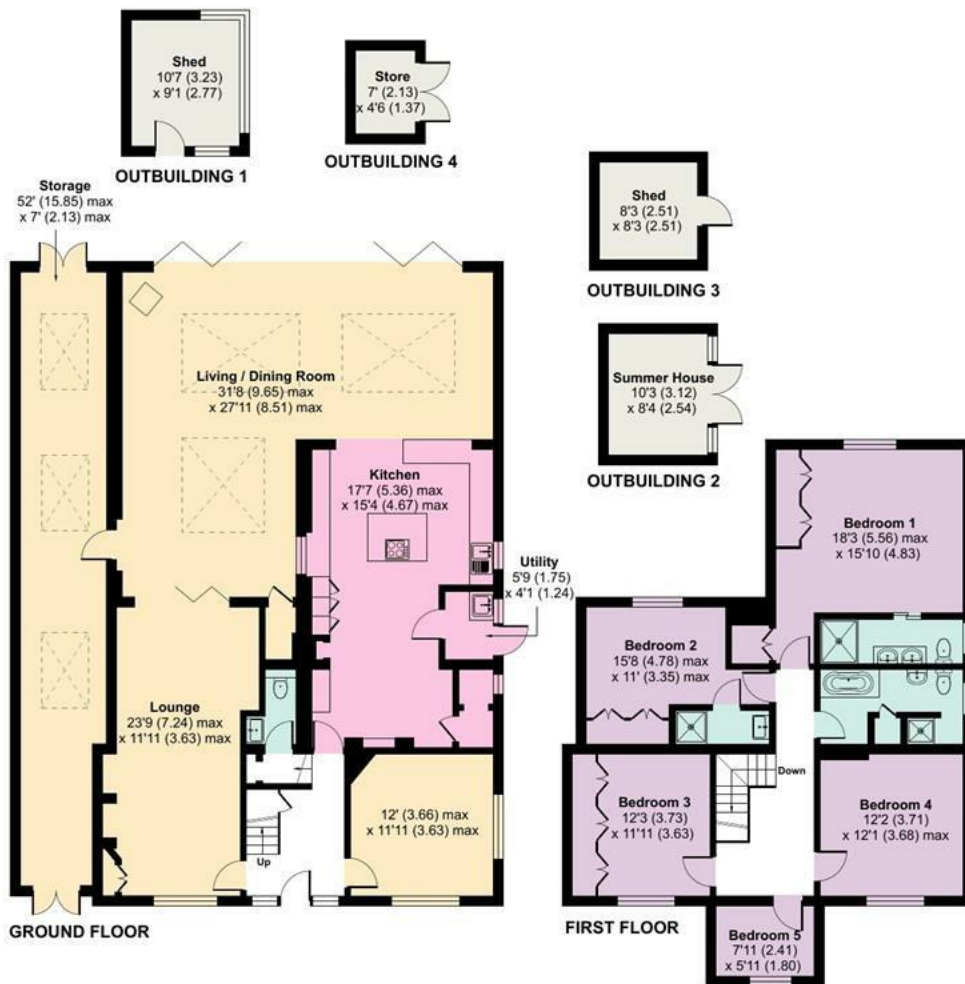


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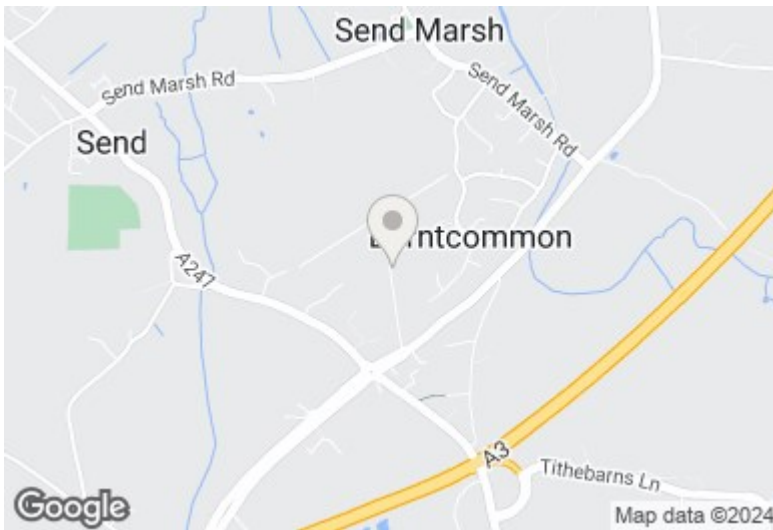
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Approximate Area = 3124 sq ft / 290 sq m  
 Outbuilding = 284 sq ft / 26 sq m  
 Total = 3408 sq ft / 316 sq m  
 For identification only - Not to scale



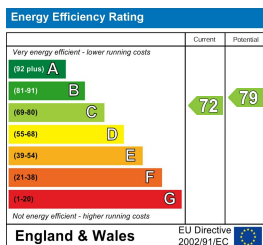
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Wills and Smerdon. REF: 902152

# Wills & Smerdon



## EPC RATING

72



## WHAT NEXT?

For further information on the renting process please see our Step by Step guide on our website: [www.willsandsmerdon.co.uk](http://www.willsandsmerdon.co.uk)

**Important note to applicants:** We endeavour to make our rental particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective tenants only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

