

# Wills & Smerdon

Sales • Lettings • Management



Willowcroft, Send Marsh Road  
Ripley, Surrey GU23 6JR







A delightful detached 3 bedroom bungalow in a convenient location close to Ripley Village and just a short stroll to wonderful open countryside.  
Entrance Hall – Kitchen/Dining Room - Lounge – 3 Bedrooms - Bathroom -  
Delightful South West Facing Gardens - Off-Street Parking - No Onward Chain







## Willowcroft, Send Marsh Road

Ripley, Surrey

Wills & Smerdon are delighted to bring to market this attractive 3 bedroom detached bungalow, complete with stunning landscaped rear garden. Once across the threshold, the reception hall leads passed the 2 double bedrooms, both with fitted wardrobes, and single bedroom, which could be used as a separate dining room or home office as preferred. The fully equipped kitchen is fitted with a comprehensive range of low level/high level cupboards and has side access to both the front and rear of the property. The light and airy lounge has a focal point electric fireplace and full height double glazed patio doors, leading onto covered decking and magnificent rear garden. To complete the accommodation, the family bathroom is fitted with a white suite of a walk in shower, basin & WC.

Outside, the property has a spacious pattern imprinted driveway providing ample visitor parking and access to the rear of the property. The rear gardens are a true delight, with a generous South-West facing covered terrace and manicured lawns flanked by shrubs and flower beds. The circling pathway leads to a detached Studio chalet, complete with AI Fresco dining area. This wonderful asset to the home could be equally used as a Home Office, gym or just a chill-out area for the family to sit by the fire-pit and/or BBQ. With mature trees & shrubs providing just the right amount of privacy to the gardens, this is the perfect place to relax!

The property is situated just a short stroll from Papercourt Lake and short drive from Ripley Village with its range of interesting 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

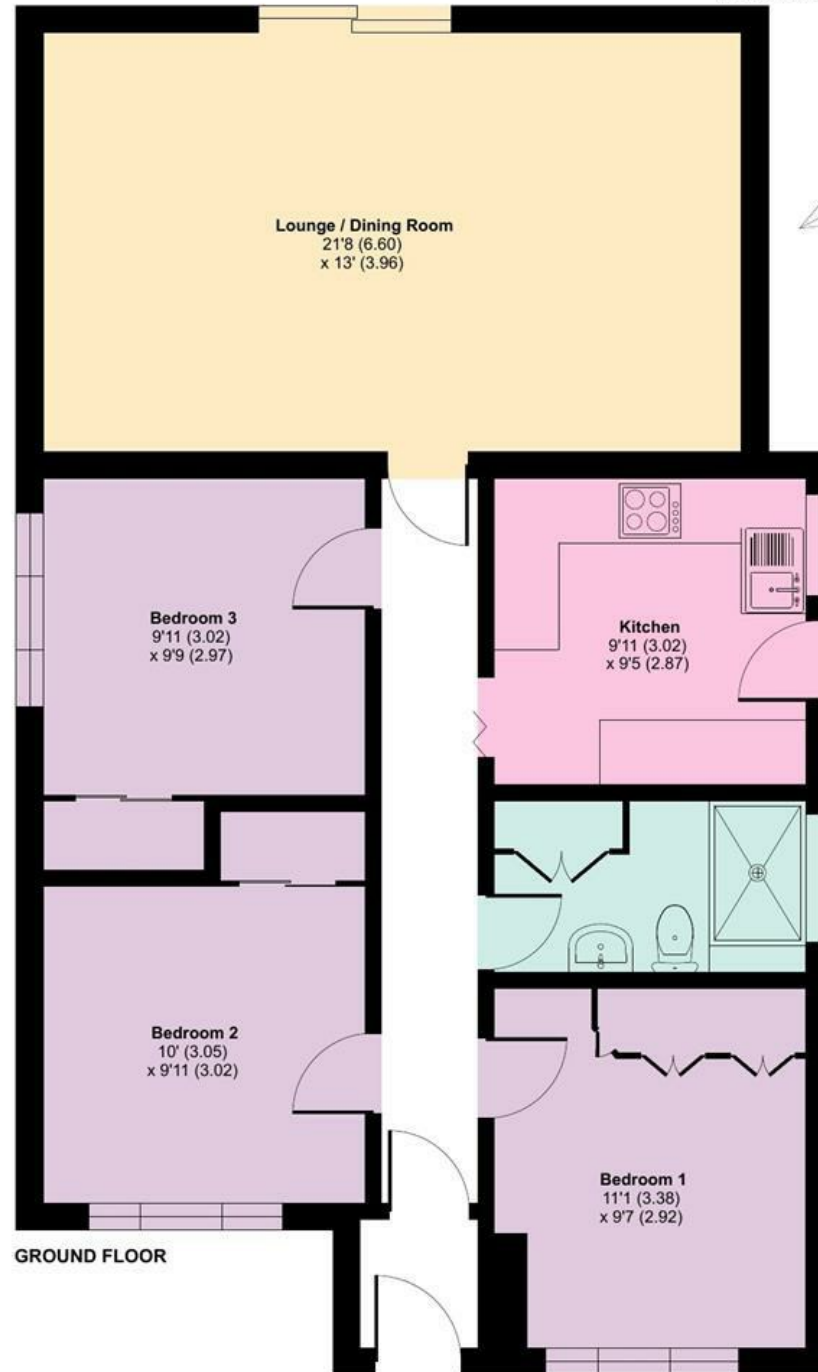






Approximate Area = 897 sq ft / 83.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Wills and Smerdon. REF: 1150377





## DIRECTIONS

From our office in Ripley turn right and head out of the village along the B2215 Portsmouth Road towards Guildford. After approx 1 mile, turn right into Send Marsh Road, passed the entrance to Greyfriars Road, where Willow Croft will be found 2nd on the left hand side. //sofa.hunter.festivity



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		70	85
EU Directive 2002/91/EC			

