

Wills & Smerdon



30a Georgelands Ripley, Surrey GU23 6DE Guide Price £490,000 Freehold

PROPERTY DESCRIPTION

Offered for sale with no onward chain is this bright and spacious modern detached family home. The home is ideally located at the end of a no through road close to the local school and a short distance away from Ripley Village. The property features an entrance hall hallway with ground floor cloakroom and stairs rising to the first floor landing. The modern kitchen which faces the front and is well laid out and provides plenty of cupboard space as well as a surprising amount of worktop. Some appliances are built in and there is the further benefit of a side door leading to the garden. The bright L shaped reception room offers a generous sitting area and space for a dining table whilst double French doors lead to the rear garden. Upstairs are three bedrooms, the main being a generous size whilst the third would fit a single bed or could be used alternatively as a study. The bathroom is fitted to a modern standard and benefits from having a window. Outside to the front is mainly dedicated to parking for several vehicles and offers side access to the rear garden. This is a sunny south-westerly space which is mainly laid to lawn and offering a patio area which is access directly from the reception room.

PROPERTY FEATURES

- No Onward Chain
- Three Bedrooms
- Off Road Parking
- Cloakroom
- No Through Road
- Detached House
- Spacious Reception Room
- Edge of Ripley Village
- Modern Kitchen
- Generous Rear Garden

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

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

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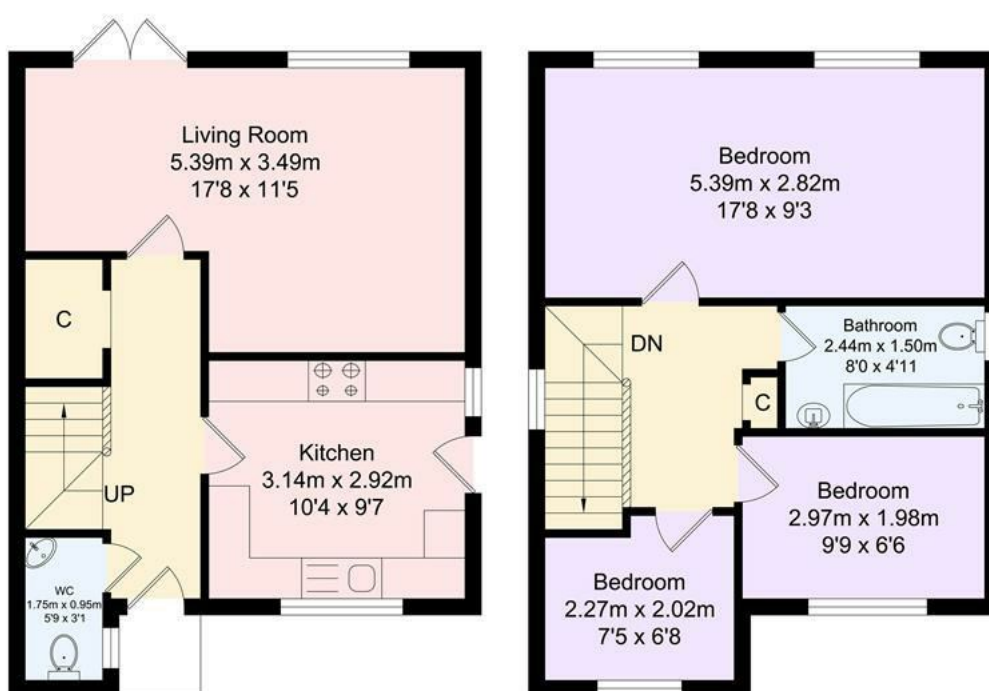
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Ground Floor

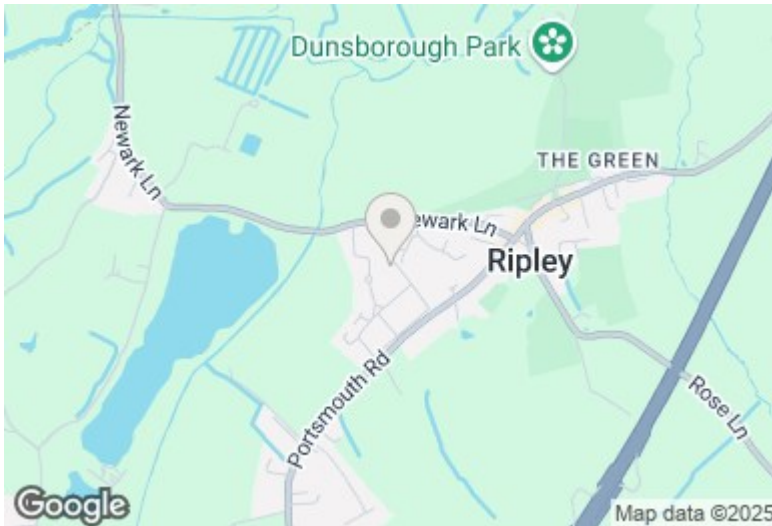
First Floor

Gross internal floor area for
Main House (approx.): 73.43 sq m (790 sq ft)
Total (approx.): 73.43 sq m (790 sq ft)

Please note the Total Area stated on the Energy Performance Certificate (EPC) may exclude some of the non habitable & external areas within this property and hence may differ from the Total Area figure stated on the floor plan.

Not to Scale.
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LOCAL AREA

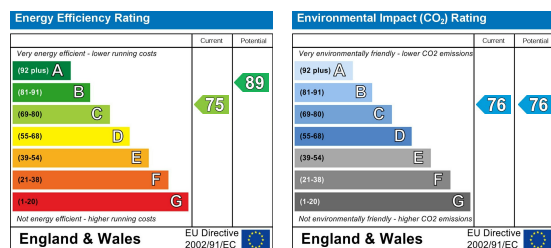
The Village of Ripley offers a range of interesting shops, highly acclaimed restaurants, cafes and public houses. Ripley Village Green, purported to be one of the largest in England, with its wonderful walks, panoramic views and historic cricket club, is also within easy reach. For the commuter, the A3 is easily accessed providing onward travel to the M25, central London and Guildford. There are stations at, Woking and Clandon serving Waterloo.

DIRECTIONS

From our Ripley Office turn right into Newark Lane and proceed down the road to the second turning on the left sign posted Georgelands, proceed straight over the first roundabout and at the triangular green turn left and at the T junction turn left where No.30a can be found on your left.

EPC RATING

75



WHAT NEXT?

If you would like to book a viewing for this property please do not hesitate to contact our expert sales team using the contact details below.

Important note to applicants: We endeavour to make our sales 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 buyers 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.

