



Orchard Way, Send, GU23 7HS

Guide Price £960,000

Located at the very end of a highly sought after cul de sac, this spacious and well presented four bedroom detached house also falls within the catchment area of top local schools.



# Description

This spacious four bedroom detached house boasts well presented and spacious accommodation arranged over two floors. Located in an enviable position at the end of a quiet residential cul de sac, this is a rare opportunity to purchase a stunning property in a highly sought after position.

Tucked away from the road, the accommodation is accessed through a porch, ideal for storing shoes and coats. This then leads to the main accommodation which comprises an entrance hall, a downstairs cloakroom, a stunning lounge with feature fireplace and large windows allowing plenty of natural light, an office/study and a large garden room with direct access to the patio. Also on the ground floor is a spacious and modern kitchen with island leading through to the dining area with a separate utility/ laundry room.

On the first floor, there is a master bedroom with a stunning ensuite bathroom and ample built in storage, two further double bedrooms and a large single bedroom. There is also a modern family shower room and a bonus office/ office room.

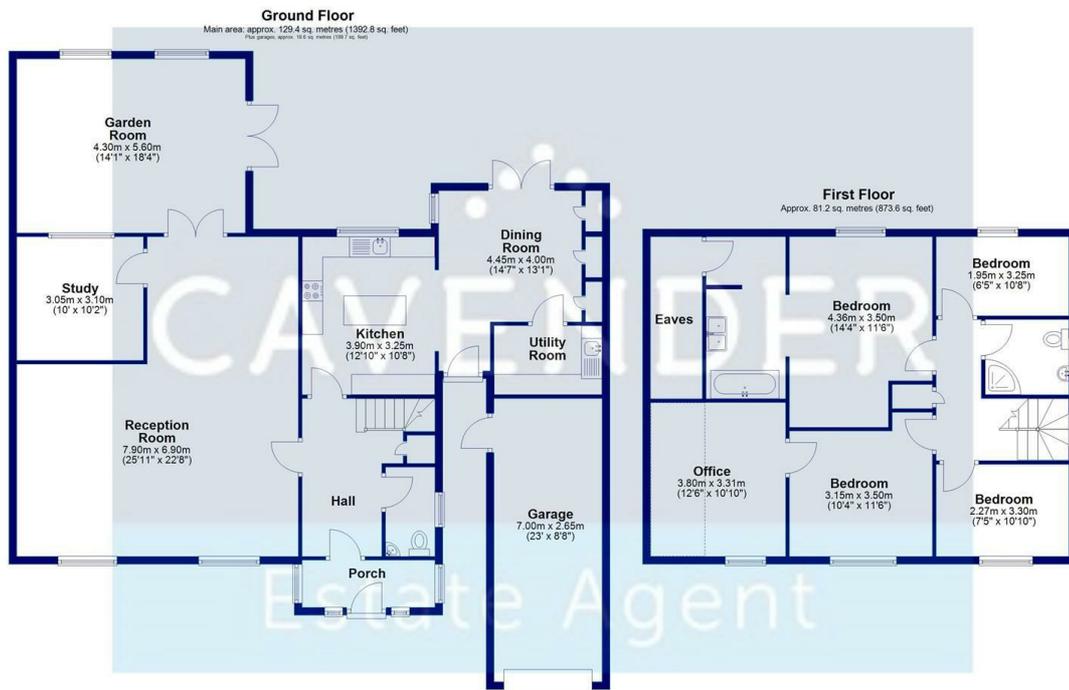
Outside, the property boasts a large, mature garden surrounded in a variety of beautiful foliage and trees, a good size patio ideal for entertaining.

To the front of the property, there is a good size secluded garden and parking for 3- 4 cars.

The property further features a garage, gas central heating, and double-glazed windows throughout.

Orchard Way is a small cul de sac located just a short distance to the heart of the village of Send which has local shops and a café. It falls within the catchment area of several popular schools, such as George Abbot, Send Primary and Hoe Valley.

The property further benefits from excellent transport links. The A3 can be accessed within minutes, and Woking train station is just a short commute.



Main area: Approx. 210.6 sq. metres (2266.4 sq. feet)  
Plus garage, approx. 18.6 sq. metres (199.7 sq. feet)



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		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		71	79
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

