



44 Send Road,  
Send, Surrey GU23 7EU



Wills & Smerdon are delighted to bring to the market this attractive three-bedroom Edwardian end-of-terrace property, featuring spacious and characterful accommodation set over three levels.

Sitting room - dining room - kitchen - conservatory - cloakroom - 3 bedrooms - upstairs bathroom - 100 ft rear garden with space for home office/studio/workshop to rear.





## 44 Send Road, Send, Surrey

A charming three-bedroom Edwardian end-of-terrace home, ideally positioned in the heart of Send Village and within easy walking distance of local amenities. Beautifully presented throughout, this characterful property combines period features with modern comforts, creating a bright and spacious family home.

The welcoming sitting room enjoys a lovely bay window with a built-in window seat and useful storage beneath. A striking Victorian-style fireplace provides a focal point, while exposed and dark-stained floorboards add warmth and character. Bi-fold doors open into the adjoining dining room, allowing the two reception areas to flow seamlessly together to create an excellent entertaining space when required. The dining room also features an attractive fireplace and provides access to a ground-floor cloakroom and the kitchen, which benefits from a traditional stable door leading to the garden.

To the rear, a professionally constructed conservatory offers additional living space, complete with underfloor heating and double doors opening onto the patio and garden beyond.

The first floor comprises three generous double bedrooms and a refitted family bathroom, accessed via the principal bedroom. The second bedroom is particularly spacious and includes a separate shower cubicle, offering potential to create an en-suite bathroom. The versatile loft room provides valuable additional accommodation and is ideal as a guest bedroom, home office or hobby room. It currently accommodates a king-size bed and study area, while enjoying attractive views across the nearby fishing lakes.

Outside, the property boasts a beautifully maintained rear garden extending to approximately 100ft, backing directly onto light woodland and providing a peaceful setting. A secluded patio area offers the perfect space for outdoor dining and relaxation, while a side gate provides convenient access to the front of the property. Private gravel driveway parking is available for two vehicles.

### Location

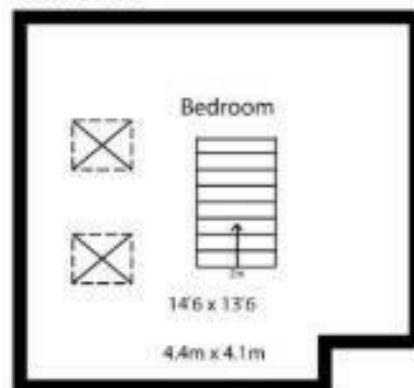
Send Village enjoys an enviable setting surrounded by open countryside, offering excellent opportunities for walking, cycling and other outdoor pursuits. The village centre provides a range of everyday amenities, including local shops, a recreation ground, a modern medical centre, pharmacy and two traditional pubs, one of which sits alongside the picturesque Wey Navigation Canal.

The village is served by both infant and primary schools, with a selection of highly regarded secondary schools nearby. The neighbouring village of Ripley offers a wider range of shops, restaurants and country pubs, while the larger towns of Woking and Guildford are both within easy reach.

The area benefits from excellent transport connections, with convenient access to the A3 and Junction 10 of the M25. Woking Station provides frequent direct services to London Waterloo, with trains running approximately every seven minutes and journey times of around 22 minutes. Additional rail services are available from West Clandon, offering direct connections to London Waterloo in under an hour.



Second Floor



First Floor



Ground Floor



Approximate gross internal floor area: 1116 Sq. Ft/ 104 Sq. M



## DIRECTIONS

From the centre of Ripley Village, proceed along the Old Portsmouth Road towards Burnt Common. At the roundabout by the Shell and Little Waitrose garage, take the right turn onto Send Barns Lane (A247). Continue straight ahead as the road becomes Send Road upon entering Send Village. Pass through the village centre and local shops, where the property can be found on the right-hand side, directly opposite the Village Hall. What3words///occurs.turkey.jump

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**Ripley Office** | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343  
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| 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                                   | 52      | 69        |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

