

1 Tice Court Send Marsh
Road
Woking
GU23 7DG



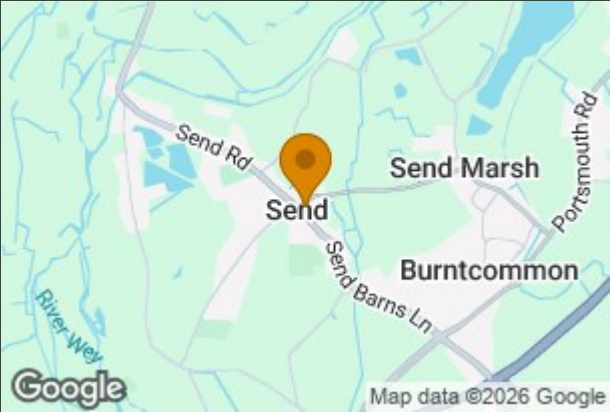


1 Tice Court Send Marsh Road

Today's a perfect day for opening a new door... opportunities come and go all the time, it is up to us to make the most of them.

- Village location with community spirit & local amenities
- Living the good life & feeling closer to nature
- Detached with bright, appealing interior throughout
- Well-planned, eat-in kitchen with side access to garden
- 2 adaptable reception rooms
- Downstairs cloakroom & upstairs family bathroom
- 3 double bedrooms (main with en-suite) and air conditioning, providing cooling & heating
- Solar panels helping to offset electricity usage making the home more economical to run
- Easy-to-maintain courtyard-style garden with lawn area, gated access to garage & parking, plus driveway parking
- EPC: C / Council Tax Band: F

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		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Tice Court

Approximate Gross Internal Area = 1192 sq ft / 110.7 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Mint Homes
14 Nicholas Gardens
Pyrford
Surrey
GU22 8SD



Contact

01932 336177
hello@minthomes.uk
minthomes.uk

