



## 6 BARNS ORCHARD

WOKING, GU23 7BJ

£525,000  
FREEHOLD

Set in a sought after private road in Send, this beautifully presented two double bedroom, two bathroom home combines privacy, practicality and impressive outdoor living, all within easy reach of the A3 and M25.

The property benefits from generous off street parking for 2/3 cars, a rare and valuable feature in such a tucked away setting. Inside, the accommodation is well balanced, offering two spacious double bedrooms and two modern bathrooms, making it ideal for professionals, downsizers or those seeking a stylish, low maintenance home.

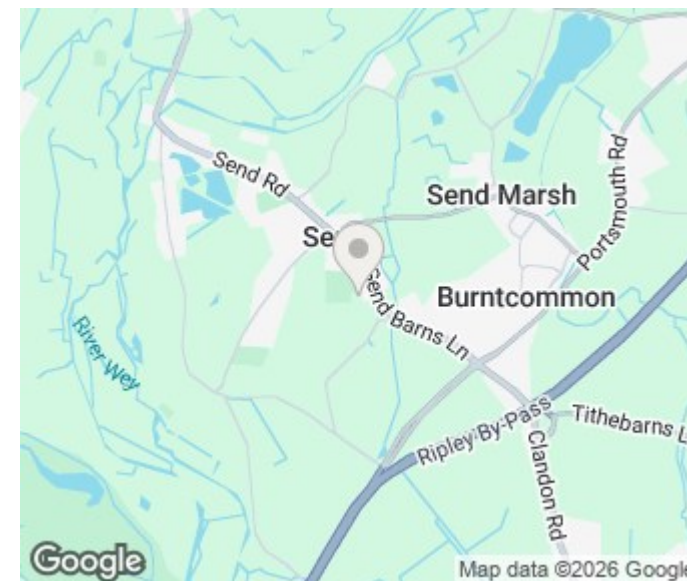
To the rear, the landscaped garden has been thoughtfully designed for both entertaining and relaxation. Immaculately maintained, it provides a wonderful outdoor retreat, complete with a hot tub, perfect for unwinding at the end of the day or hosting friends and family throughout the warmer months.

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**Total: 844 sq. ft**  
 1st Floor: 422 sq. Ft, 2nd Floor: 422 sq. ft  
 Excluded Areas: Walls: 68 sq. ft  
Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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