

1 Tice Court Send Marsh
Road
Woking
GU23 7DG





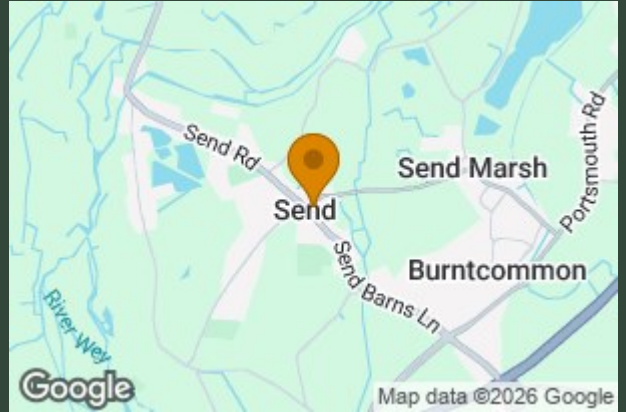
1 Tice Court Send Marsh Road

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		



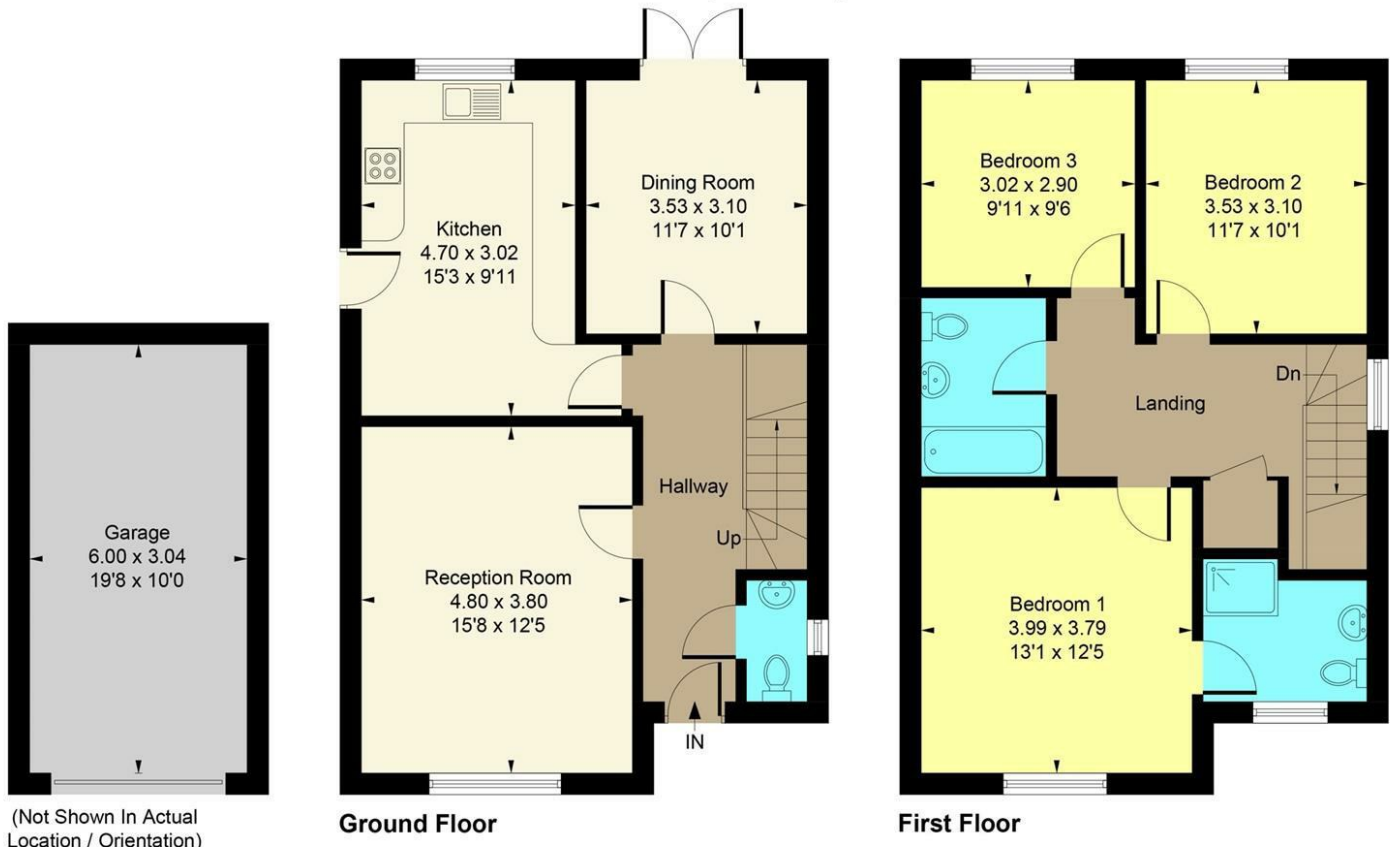
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

Tice Court

Approximate Gross Internal Area = 110.70 sq m / 1192 sq ft

Garage = 18.54 sq m / 200 sq ft

Total = 129.24 sq m / 1392 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.



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