



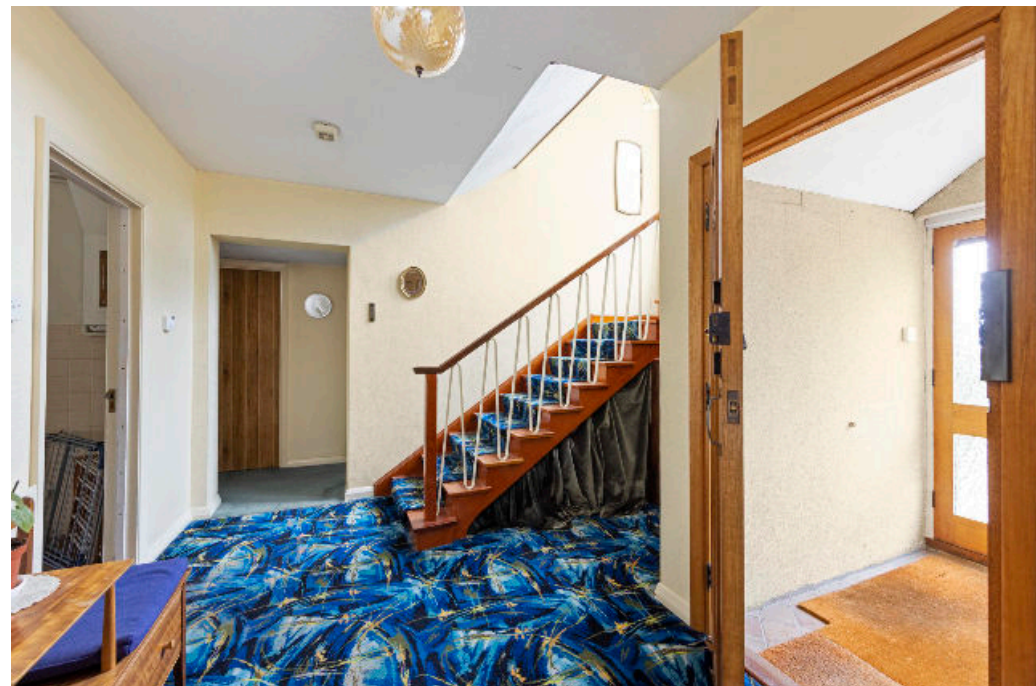
Boughton Hall Avenue, Send, GU23



Detached three bedroom home in Send

Built in the 1960's, Russetts is a detached home located on a plot of just over 0.25 acres, on a very popular, tree-lined private road in Send, on the edge of Ripley, Clandon and Woking. There is potential for modernisation and extension to the property, subject to planning permission and the usual consents.

The property occupies a southerly facing, triangular, corner plot with a large, graveled, carriage driveway, providing plenty of parking for cars, in addition to the integral, double garage.



Tenure: Freehold

Local authority: Guildford

Council tax band: G





A front porch opens to the entrance hall, around which the four principal living areas are accessed. To the left and accessed via glazed, double doors, is the dual aspect drawing room, which has beamed ceilings, a feature fireplace and double doors leading out to the rear patio and garden. The kitchen has been extended to create a breakfast room and this also which also overlooks the rear garden and has a door to the rear patio. To the front of the house on the right, there is a study and the dining room is located at the rear. An integral, double garage and a cloakroom complete the accommodation on the ground floor.

The stairs turn to the first-floor landing where there are three bedrooms and a family bathroom. The principal bedroom has an en-suite shower room whilst the two further bedrooms share the family bathroom. There are further stairs leading to the loft store room, which has a skylight and has been used as a home office.

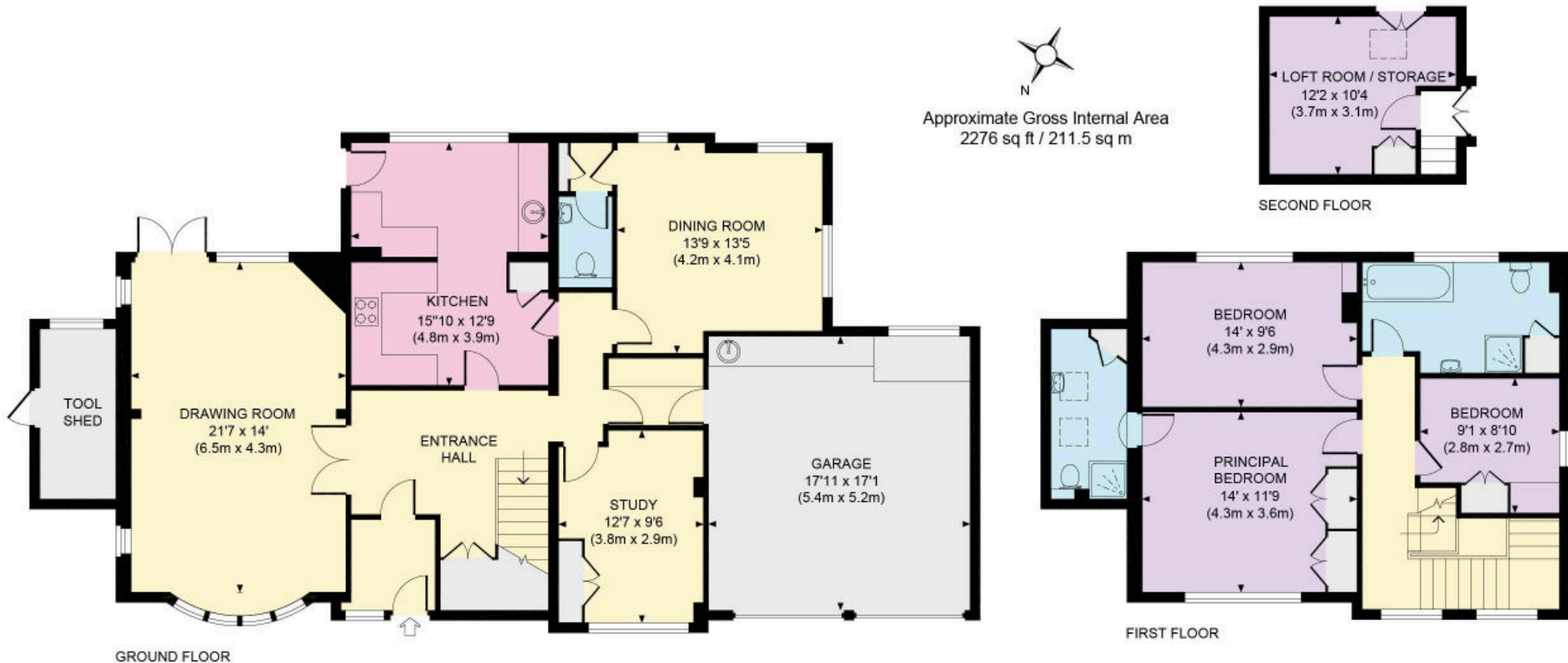
The rear garden has a good-sized patio and lawn. It is enclosed by mature hedging and shrubs to the boundaries. There is a further area of garden wrapping around the side and to the front, which is tucked away and hidden from the driveway.

Boughton Hall Avenue is a very popular, private road just a short drive from Ripley Village (1.9 miles). Ripley is a delightful village in the heart of Surrey. Within a short drive are also the town centres of Guildford (5 miles) and Woking (4.3 miles). Central London is within 30 miles and London Heathrow is 17.5 miles away via the M25. (All distances approximate).









This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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