Wills & Smerdon

20 Potters Lane
Send, Surrey GU23 7AQ
Guide Price £650,000 Freehold

PROPERTY DESCRIPTION

A delightful character cottage located within this highly sought after location a short walk of the Wey navigation. The home is beautifully presented and has undergone considerable improvements over the years and now provides deceptively spacious accommodation having been extended to the rear and the conversion of the loft space. The home boast a front sitting room with log burning stove, dining room and a fabulous kitchen/breakfast room with bii-fold doors and views over the rear gardens. On the first floor there are 2 double bedrooms, family bathroom and a third bed/nursery room. On the upper floor is a master bedroom with ensuite shower facilities.

PROPERTY FEATURES

- Sitting Room with log burner
- Kitchen/Breakfast Room
- Master Bedroom with Ensuite
- 4th Bedroom/Nursery
- Off Road Parking
- Dining Room
- Cloakroom
- 2 Double Bedrooms
- Family Bathroom
- Enclosed Rear Gardens

Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ
T| 01483 224 343 **E**| ripley@willsandsmerdon.co.uk **W**| willsandsmerdon.co.uk

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RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Wills and Smerdon. REF: 607715

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LOCAL AREA

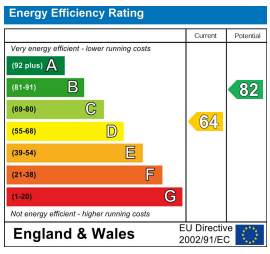
Potters Lane is a prestigious residential road positioned a short distance from Send Village. The village offers a range of local shops and facilities including Send Primary School and a doctors surgery. Access to the A3 is but a a short drive away, interlinking with the M25 and motorway networks. For the train traveller both Clandon and Woking stations are also a short distance away.

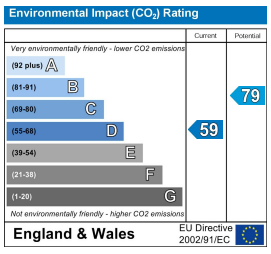
DIRECTIONS

From our office in Ripley, proceed in a southerly direction for approximately 1½ miles to the Burnt Common Roundabout, take the right hand turning onto Send Barns Lane. At the traffic lights proceed straight across which becomes Send Road and continue through the village for approx half a mile and Potters Lane can be found on your left.

EPC RATING

64





WHAT NEXT?

If you would like to book a viewing for this property please do not hesitate to contact our expert sales team using the contact details below.

Important note to applicants: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective buyers only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

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