



**Elm View, 60 Send Barns Lane, Send, Surrey GU23 7BS**

**Price £599,950 Freehold**

**TERRA COTTA**  
Independent Estate Agents

## Property Description :

A spacious & exceptionally well presented 3 bedroom family home with garage & a large garden to include 2 summer houses set in the heart of Send village. Ground floor accommodation comprises an entrance porch leading to entrance hall with cloaks cupboard & wc, a good size dining room/family room with feature log burner & parquet wood flooring, archway through to an extensive, well fitted kitchen with an excellent range of units & a door to the utility room with sink unit, glazed roof & stable door leading to rear garden. A 2nd archway from the kitchen leads to a 22ft dual aspect sitting room with sliding doors leading out to patio & rear garden. Upstairs offers a large double bedroom to the front with fitted wardrobe, a 2nd double bedroom, a 3rd small double bedroom & a superbly refitted bathroom with bath & wall mounted shower. To the front of the property there is an area of off-street parking leading to a detached 17ft garage (with windows & door to rear patio). Beyond the patio, the rear garden is mainly laid to lawn, enclosed by mature hedging to either side & with flower borders. A central path leads down the garden to a large Summer House on the left, then a couple of steps lead up to an extensive decked area with led lights & a 2nd large Summer House (both Summer Houses with power & wifi). Located within a short walk of local shops & providing easy access to sought after schools, the A3 & Woking station (with its fast & regular service into London Waterloo). Must be seen !

## Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction on to Upper Street, then left on to the A25 towards Guildford. Continue straight over Newlands Corner down the hill to the traffic lights, bear right then immediately left towards Clandon. Continue straight through Clandon village until you reach a roundabout. Continue straight on towards Send & Woking, where you will find No. 60 on you left (a few houses before the traffic lights).

## Situation :

Situated in the desirable village of Send, within walking distance of numerous local shops, doctors surgery, recreation field & schools & within a short drive of a selection of pubs & restaurants as well as Ripley village, Clandon mainline station, & providing excellent access to the A3, M25 & both Woking & Guildford towns & stations & within a 30 min drive from Heathrow airport.



**Council Tax - Guildford Borough Council - Band E £2710.42 per annum (2023-2024)**

**All Mains Services**

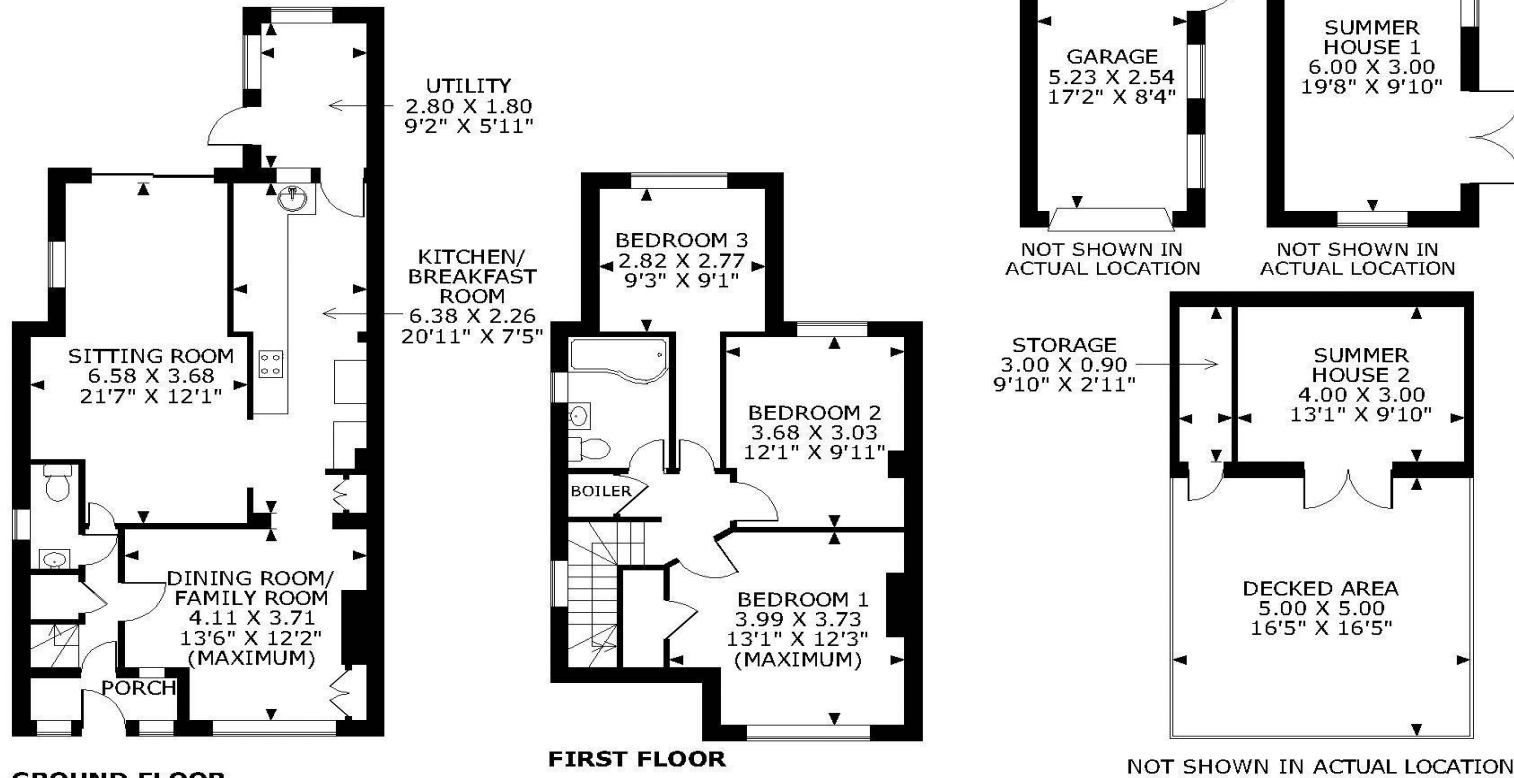
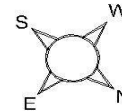
**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing

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**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 679 SQ FT/63 SQ M**  
**FIRST FLOOR = 510 SQ FT/47 SQ M**  
**SUMMER HOUSE 1 = 194 SQ FT/18 SQ M**  
**SUMMER HOUSE 2 = 157 SQ Ft/15 SQ M**  
**TOTAL = 1540 SQ FT/143 SQ M**  
**GARAGE = 143 SQ FT/13 SQ M**



**GROUND FLOOR**

**FIRST FLOOR**

**NOT SHOWN IN ACTUAL LOCATION**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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## Terra Cotta (Estate Agents) Ltd

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## Opening Hours

Monday to Friday 09:00am – 5:30pm  
 Saturday 09:30am – 5:00pm