



139 SEND ROAD
SEND . SURREY





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SEND . SURREY . GU23 7BP

139 Send Road presents an exclusive collection of just two beautifully crafted three-bedroom homes, designed with modern family living in mind.

Arranged over two floors and offering approximately 940 sq ft of thoughtfully planned space, each home features a spacious open-plan kitchen, living and dining area, perfect for both everyday living and entertaining.

Upstairs, three well-proportioned bedrooms include a principal bedroom with en-suite, alongside a contemporary family bathroom. Finished to an exceptional specification, including energy-efficient heating, high-quality fixtures and fittings, and private outdoor space, these homes offer a seamless blend of style, comfort and practicality.

Attention to detail is evident throughout, from the Herringbone LVT flooring and underfloor heating on the ground floor to plush carpets in the bedrooms. Bathrooms are fitted with porcelain tiles, vanity units, and large mirrors.

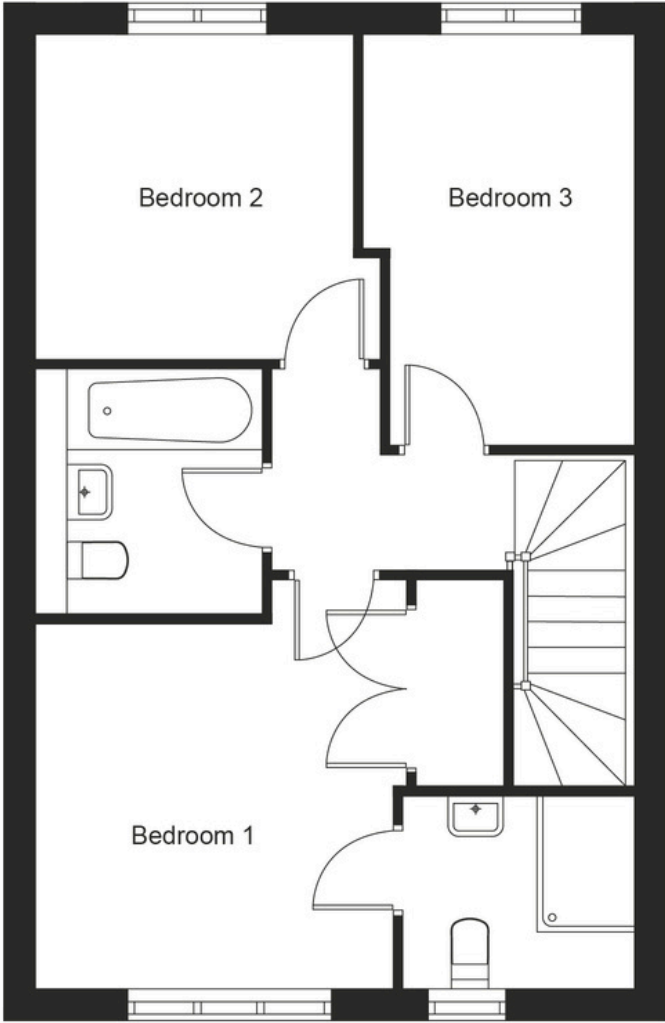
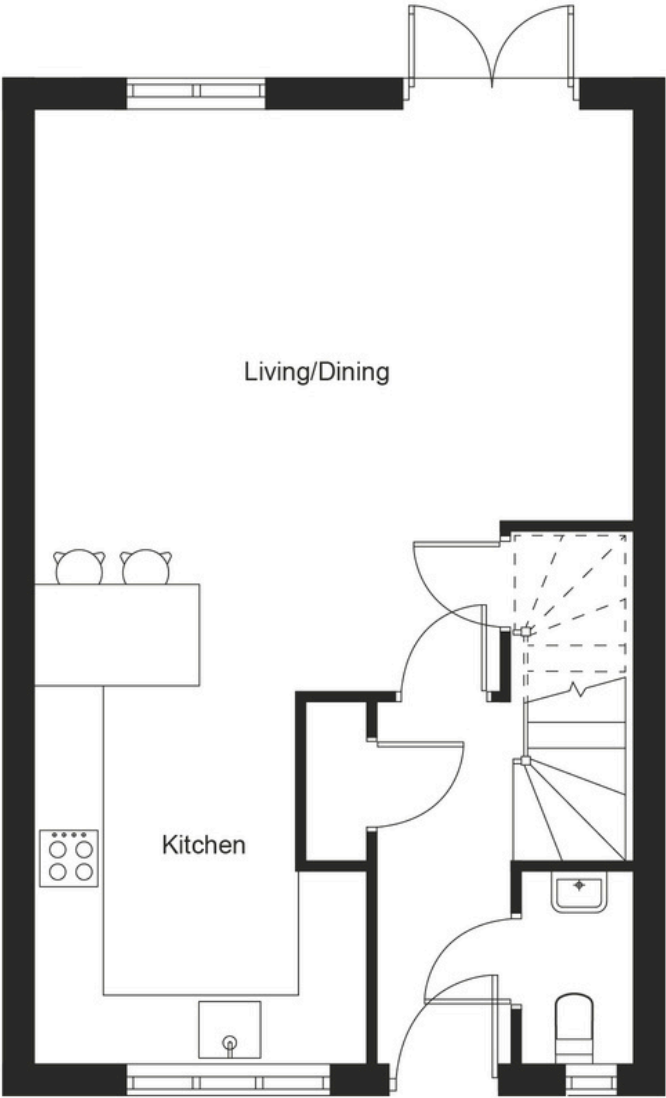
With agate grey UPVC windows, composite front doors, two off street parking spaces, air-source heat pumps, and a 10-year structural warranty, 139 Send Road offers exceptional comfort, efficiency, and peace of mind



THE HOMES

Semi-detached . 3 bedrooms . 2 bathrooms . 940 sq ft . EV charging . 2 parking spaces for each home

Plot 1* 139 Send Road



Ground floor		43.82sqm (471.68sqft)
Kitchen	2.7m x 3.3m	(8'9" x 10'9")
Living/Dining	5.4m x 4m	(17'7" x 13'1")

First floor		43.82sqm (471.68sqft)
Bedroom 1	3.2m x 3.3m	(10'5" x 10'8")
Bedroom 2	2.8m x 2.9m	(9'2" x 9'5")
Bedroom 3	2.4m x 3.6m	(7'9" x 11'8")

TIA 87.64sqm (943.36sqft)

*Plot 2 is the same, right handed





LOCATION

Nestled in the heart of Surrey, the charming village of Send offers an idyllic blend of countryside tranquillity and modern convenience. Surrounded by beautiful open spaces and close to the stunning Surrey Hills Area of Outstanding Natural Beauty, it's perfect for those who enjoy walking, cycling, and outdoor pursuits. The village itself boasts a welcoming community, with local pubs, independent shops, and nearby farm shops providing fresh local produce.

Families benefit from excellent schooling options in the area, including Send C of E Primary, Hoe Bridge, Ripley Court, and the renowned Guildford High School. Golf enthusiasts can take advantage of nearby courses such as Woking and Wisley Golf Clubs, while leisure opportunities extend to local tennis clubs, equestrian facilities, and scenic walking trails along the Wey Navigation.

Commuters will appreciate Send's excellent transport links, with Woking Station just a short drive away, offering direct trains to London Waterloo in under 30 minutes. Guildford, with its vibrant shopping, dining, and cultural scene, is also within easy reach. The prestigious town of Cobham, known for its boutiques and fine dining, is nearby, making Send an ideal location for those seeking a balance of rural charm and modern connectivity.





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