



**RIPLEY**

**£635,000**

**Discover the epitome of contemporary living in this extended three bedroom semi detached home.**

# Linden Way, Ripley, Woking, GU23

Approximate Area = 1498 sq ft / 139.1 sq m (excludes carport)

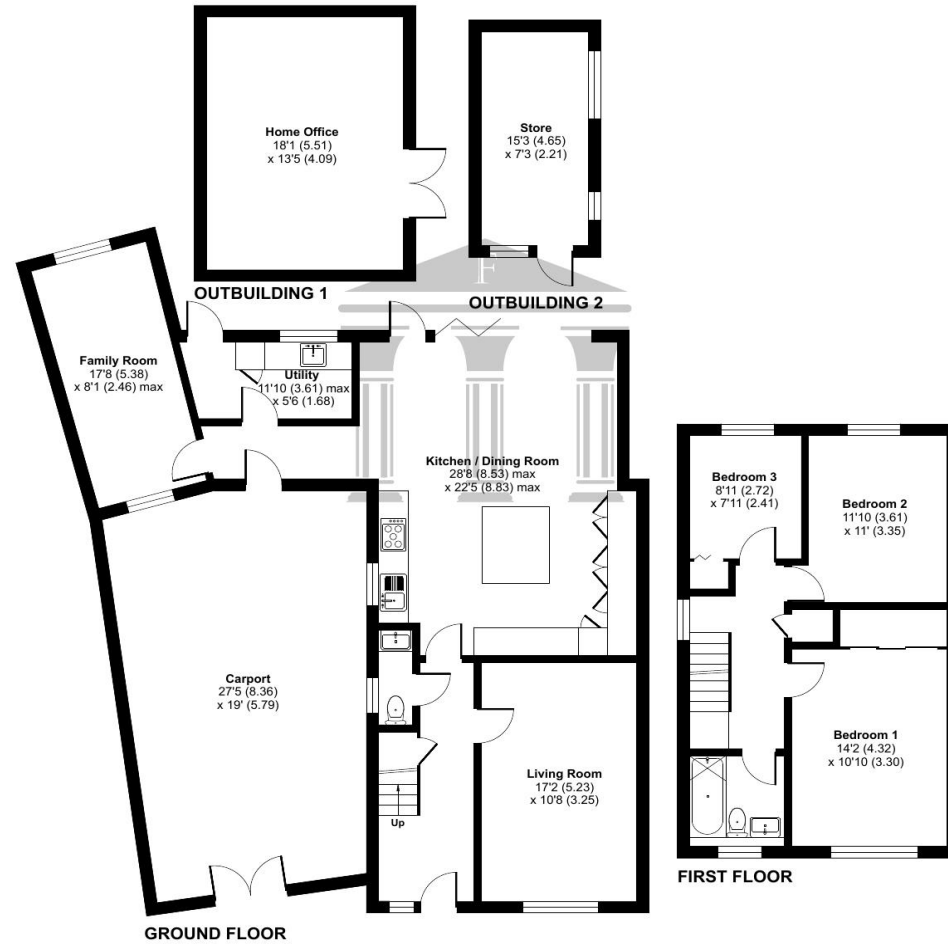
Outbuildings = 357 sq ft / 33.1 sq m

Total = 1855 sq ft / 172.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2024. Produced for Foundations Independent Estate Agents. REF: 1077836



## Linden Way, Ripley, Woking, Surrey, GU23

- **Three Bedroom Semi Detached Home**
- **Open Plan Kitchen/Dining Room**
- **Separate Living Room**
- **Downstairs Cloakroom**
- **Family Room/Bedroom Four**
- **Family Bathroom**
- **Home Office**
- **Off Road Parking**

Discover the epitome of contemporary living in this extended three bedroom semi detached home. The accommodation comprises of a superbly appointed open-plan kitchen/dining room with a centre island and a range of integrated appliances. Bi-folding doors seamlessly connect the interior to the rear garden, enhancing the sense of space and inviting natural light to grace the living areas. The property boasts a separate living room, a versatile family room/bedroom 4, a convenient utility room and downstairs cloakroom, offering flexibility for diverse lifestyles.

Set on a corner plot, the outdoor space is a haven for entertainment, featuring a fabulous terrace equipped with an outdoor kitchen and a separate home office. This idyllic setting is perfect for hosting gatherings or simply enjoying the outdoors. A driveway with off-road parking leads to a convenient carport, completing the ensemble of practicality and modern luxury in this well appointed home.

Located within the village of Ripley with its High Street boasting a delightful blend of independent retailers, coffee shops, and antique stores, complemented by the close proximity of larger towns such as Woking, Cobham, and Guildford. Beyond the village, a short drive away, one can immerse themselves in the county's rich heritage at Clandon Park and Hatchlands Park, both cherished National Trust properties. Nature enthusiasts can revel in the abundance of countryside walks, be it along the picturesque River Wey or within the world-renowned gardens of The Royal Horticultural Society at Wisley. Conveniently, Junction 10 of the M25 and the A3 are easily accessible, and reaching London is a breeze via train connections from Effingham Junction and Clandon stations, as well as mainline routes from Woking and Guildford.

Council Tax Band E

EPC Rating D

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.





