



6 SANDY LANE  
VIRGINIA WATER

BUCKINGHAMS



# 6 Sandy Lane

St Anns' Park • Virginia Water • Surrey • GU25 4TA

£1,160,000 Freehold

A well presented townhouse on the exclusive St Ann's Park gated development with private leisure centre, situated on the highly sought after crescent overlooking an attractive green, available for sale with no onward chain.



- HIGHLY SPACIOUS TOWNHOUSE
- LARGE DRAWING ROOM
- SUPERB LEISURE FACILITIES
- VILLAGE CENTRE JUST A SHORT WALK
- 4 DOUBLE BEDROOMS PLUS STUDY/BED 5
- OUTSTANDING KITCHEN/DINING/FAMILY ROOM
- 24 HOUR MANNED SECURITY
- LONDON WATERLOO FROM 45 MINS

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • SUPERB KITCHEN/FAMILY ROOM OPEN TO CONSERVATORY • UTILITY & CLOAKROOM • MASTER BEDROOM WITH EN SUITE BATH & SHOWER ROOM • GUEST BEDROOM WITH EN SUITE BATHROOM • TWO FURTHER BEDROOMS • STUDY/BEDROOM FIVE • SHOWER ROOM • DOUBLE GARAGE • REAR GARDEN

## Description

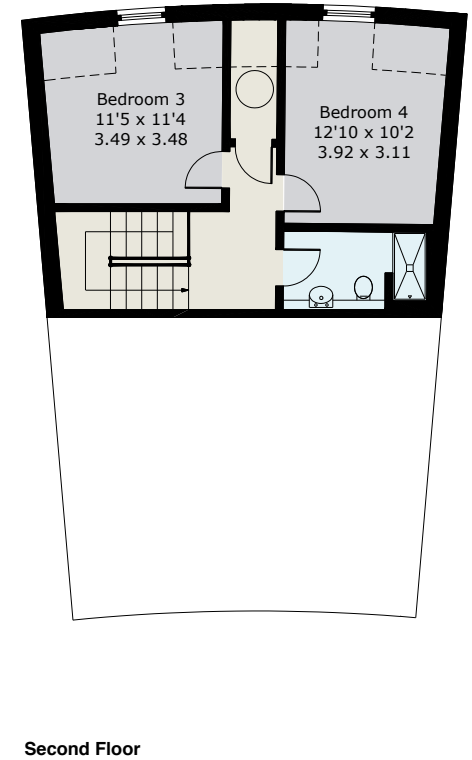
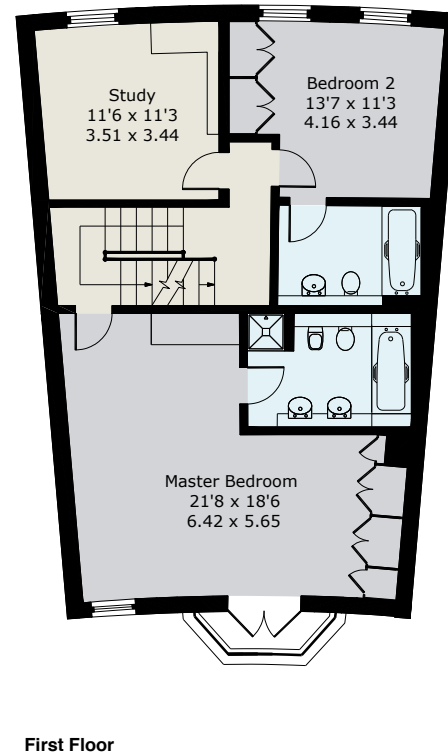
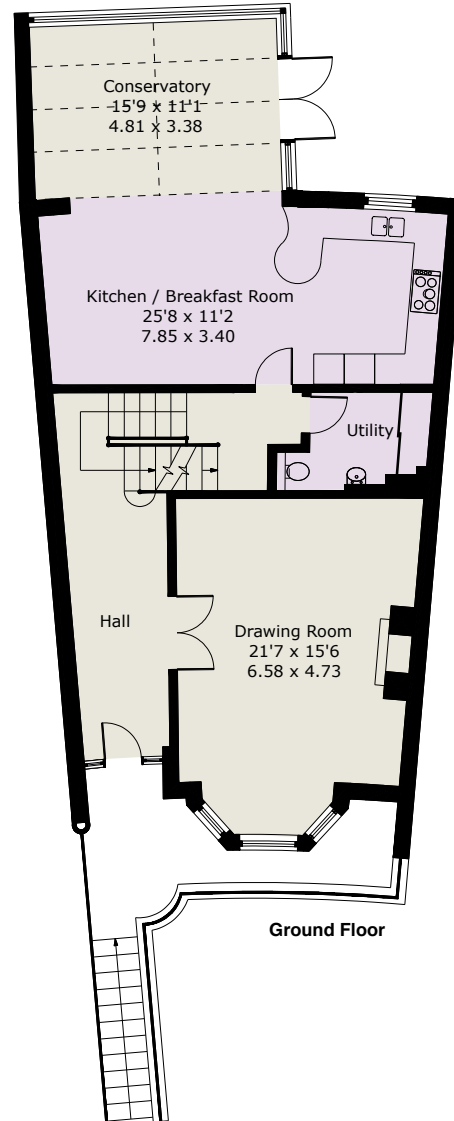
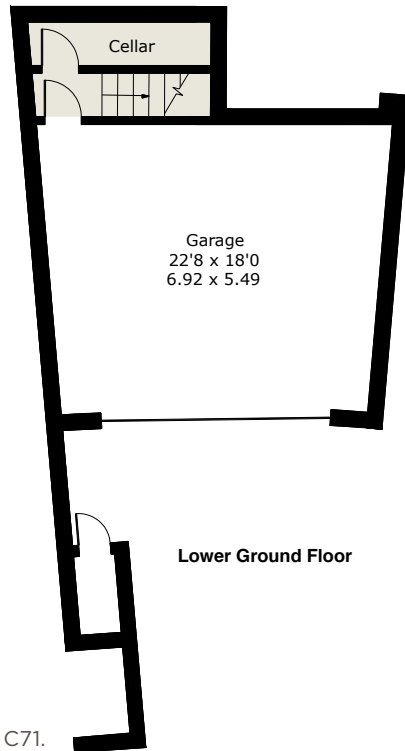
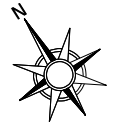
6 Sandy Lane offers excellent living & entertaining accommodation including a superb kitchen/family room open to an extended conservatory all with underfloor heating and enjoys a private & mature garden; St Ann's Park is a popular & exclusive gated development, providing fantastic communal facilities including indoor swimming pool, gym and outdoor tennis courts, plus children's playground; the location could not be more ideal, being just a short walk to village centre shops, restaurants and mainline rail station on the Reading to London Waterloo line.

## Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road, pass the rail station on your right and at the traffic lights proceed straight across onto Sandhills Lane; take the first left turn into the walled & gated entrance to St Anns Park, the guard will direct you from there.



**Approximate Gross Internal Floor Area :**  
 Lower Ground Floor 43 sq m / 459 sq ft  
 Ground Floor 97 sq m / 1049 sq ft  
 First Floor 78 sq m / 844 sq ft  
 Second Floor 37 sq m / 394 sq ft  
**Total 255 sq m / 2746 sq ft**



EPC: C71.

**Important Notice**

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 6SLB012604211 HPI ©2021 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

01344 845050





**BUCKINGHAMS**