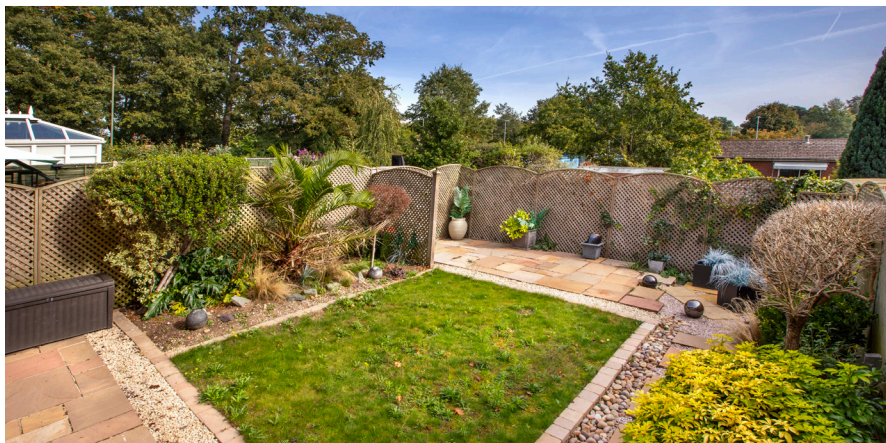




36 THE ORCHARD

VIRGINIA WATER

BUCKINGHAMS



36 The Orchard

Virginia Water • Surrey • GU25 4DT

£625,000

Freehold

A very well presented three bedroom detached home enjoying a private rear garden, situated on a quiet development just a short walk to the village centre.

- WELL PRESENTED DETACHED HOME
- EXCELLENT KITCHEN/DINING ROOM
- PARKING FOR THREE CARS
- LONDON WATERLOO FROM 43 MINS
- THREE DOUBLE BEDROOMS, ONE EN SUITE
- PRIVATE REAR GARDEN
- CLOSE TO VILLAGE CENTRE & RAIL STATION
- COUNCIL TAX BAND F

RECEPTION HALL • CLOAKROOM • KITCHEN/DINING ROOM • LIVING ROOM • STUDY • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • PRIVATE REAR GARDEN • TWO CAR PARKING BAY TO THE FRONT PLUS A FURTHER PARKING BAY

Description

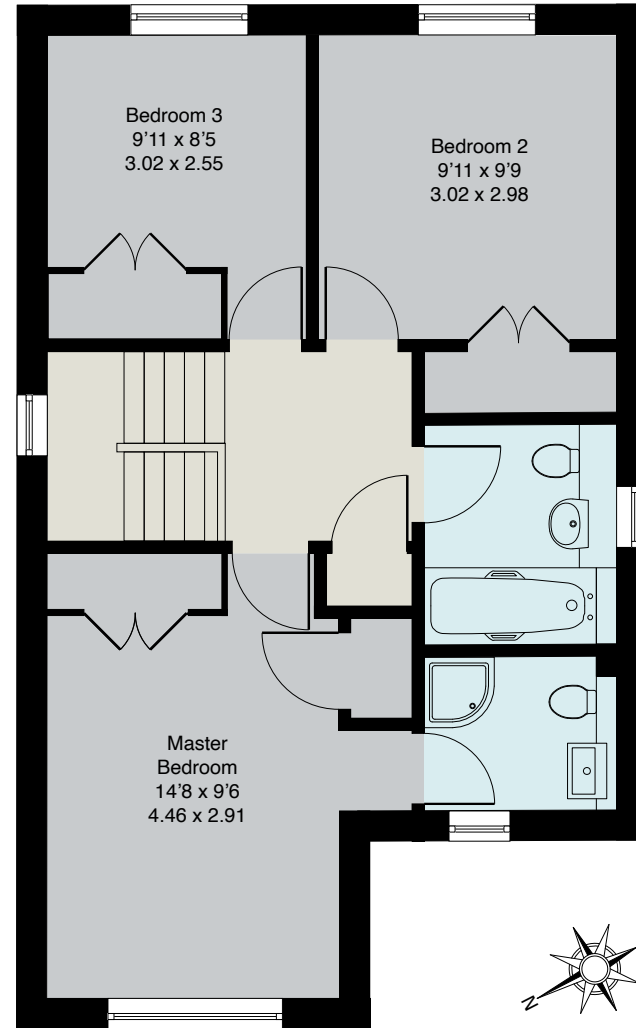
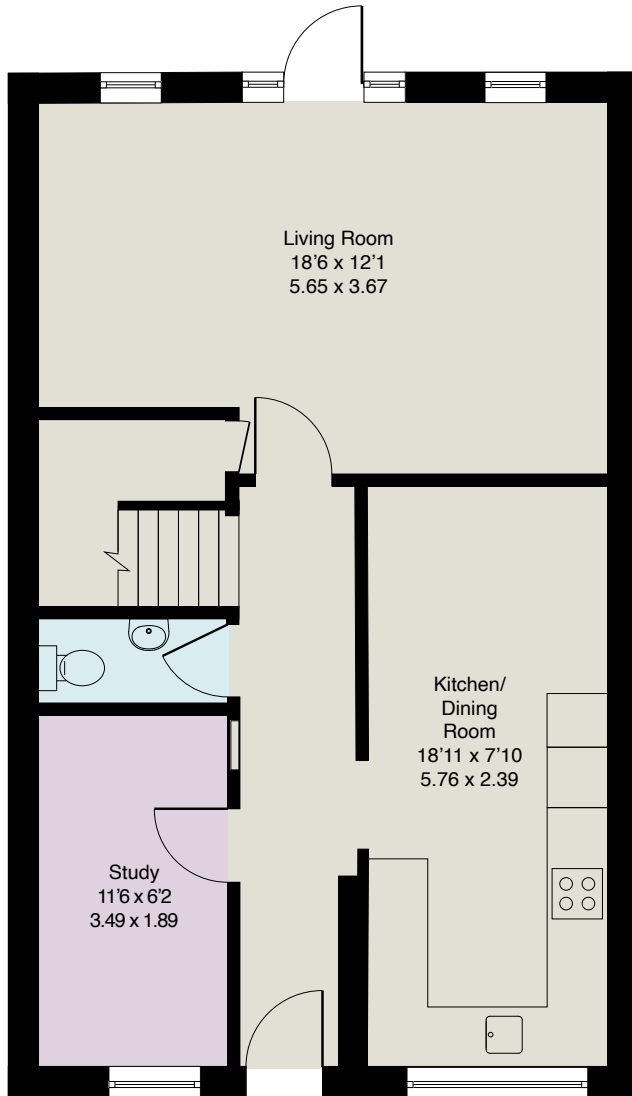
36 The Orchard is a well planned detached home which has been upgraded by the present owner, the end result being a lovely, bright & airy home with a landscaped rear garden, backing onto the grounds of St Anns Heath Junior School, which is very private.

The location could not be more convenient, being just a short stroll to Virginia Water centre shops, restaurants and rail station; this is in our view a great opportunity.

Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after passing the rail station on the right, at the traffic lights proceed straight across onto Sandhills Lane. Take the second right turn into The Orchard, bear left and no.36 will be found directly ahead at the end of the straight.

Approximate Gross Internal Floor Area :
 Ground Floor 54.10 sq m / 582 sq ft
 First Floor 49.02 sq m / 525 sq ft
Total 103.12 sq m / 1110 sq ft



EPC: C72.

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: 36TOB012806233 HPI ©2023 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



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