



3 IRVINE PLACE

VIRGINIA WATER

BUCKINGHAMS



# 3 Irvine Place

Virginia Water • Surrey • GU25 4DQ

£450,000

Freehold



A superbly presented two double bedroom terraced house located in a quiet, popular development in the heart of Virginia Water & available with no onward chain.

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|---|--|
| <ul style="list-style-type: none"><li>• RECENTLY REFURBISHED, NO CHAIN</li><li>• PRIVATE REAR GARDEN, SINGLE GARAGE</li><li>• EXCELLENT CENTRAL LOCATION</li><li>• LONDON WATERLOO FROM 43 MINS</li></ul> | <ul style="list-style-type: none"><li>• ATTRACTIVE TWO DOUBLE BEDROOM HOME</li><li>• LARGE BRIGHT &amp; AIRY LIVING/DINING ROOM</li><li>• CLOSE TO SHOPS, RESTAURANTS &amp; RAIL STATION</li><li>• 2024 SERVICE CHARGE £472.19, COUNCIL TAX BAND E</li></ul> |
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ENTRANCE HALL • CLOAKROOM • SITTING ROOM • KITCHEN • DINING ROOM • MASTER BEDROOM • SECOND DOUBLE BEDROOM • FAMILY BATH & SHOWER ROOM • SINGLE GARAGE • REAR PRIVATE GARDEN



## Description

3 Irvine Place is a well designed home providing two double bedrooms and a large bathroom to the first floor plus a brand new kitchen and a bright & spacious open plan living area to the ground floor; the property is ideally located, being on a quiet residential development yet just a short stroll from Virginia Water village shops, restaurants and mainline rail station.

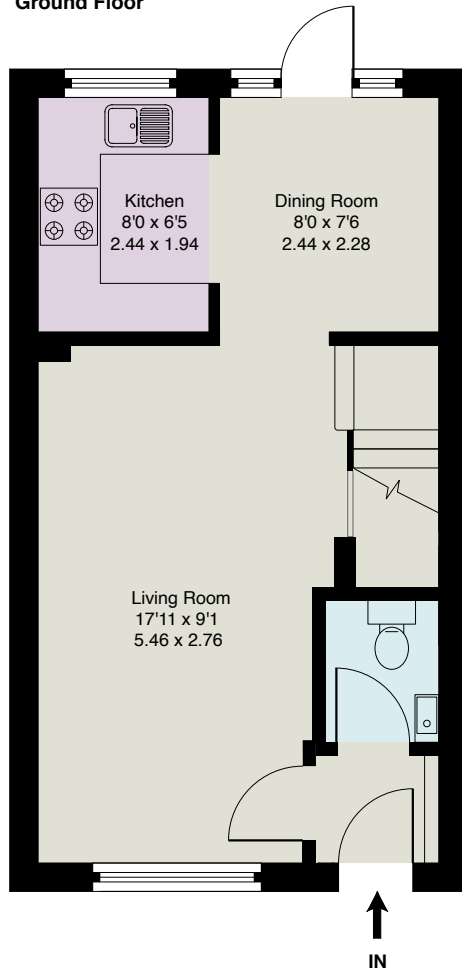
## Directions

From our office on Station Approach, Virginia Water, turn right onto Christchurch Road and at the traffic lights turn right onto Trumps Green Road. Turn first right into Irvine Place and follow round to the right, where no.3 will be found on the right hand side.

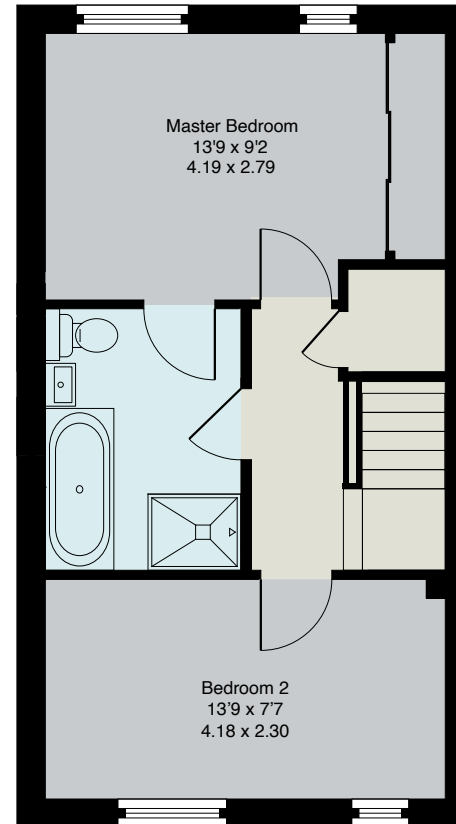
**Approximate Gross Internal Floor Area :**  
 Ground Floor 33.80 sq m / 364 sq ft  
 First Floor 33.80 sq m / 364 sq ft  
 Detached Garage 13.15 sq m / 141 sq ft  
**Total 80.75 sq m / 869 sq ft**



**Ground Floor**

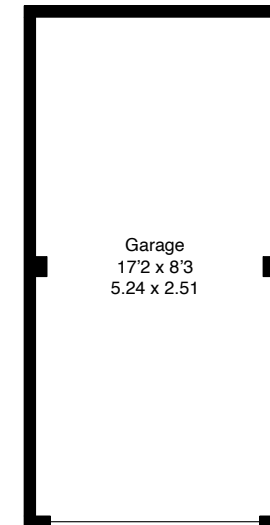


**First Floor**



**Garage**

(Not shown in actual location)



EPC- C72.  
 All Mains Services.

**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: 31PB010105243 HPI ©2024 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.

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