



31 CHAPEL SQUARE
VIRGINIA WATER

BUCKINGHAMS



31 Chapel Square

Virginia Park • Virginia Water • GU25 4SZ

£945,000 Freehold

An exceptionally well presented town house situated in an ever increasingly sought after gated development within easy walking distance of the village centre.

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| <ul style="list-style-type: none">• HIGHLY IMPRESSIVE ACCOMMODATION• FOUR BEDROOMS• THREE BATH/SHOWER ROOMS• PRIVATE GARDEN | <ul style="list-style-type: none">• CLOSE TO VILLAGE CENTRE• STUNNING OPEN KITCHEN/FAMILY SPACE• 24 HOUR MANNED SECURITY• COMMUNAL SWIMMING POOL, TENNIS COURT & GYM |
|--|---|

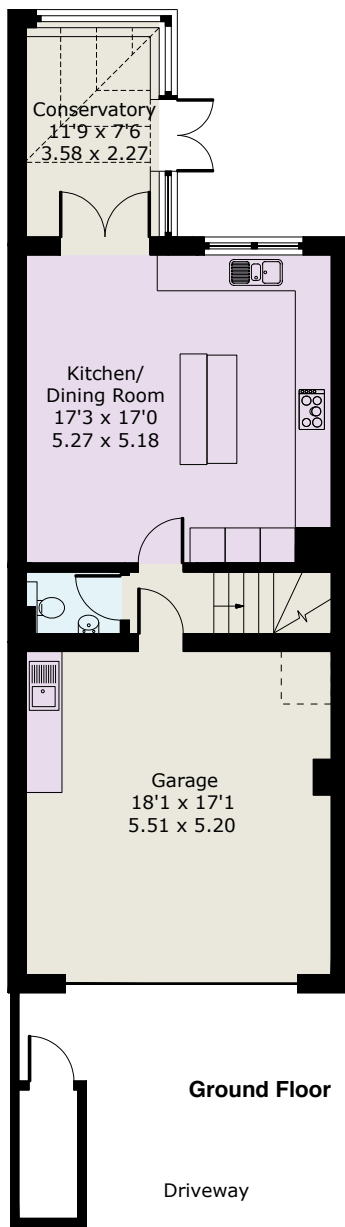
ENTRANCE HALL • DRAWING ROOM • KITCHEN/BREAKFAST ROOM OPEN TO CONSERVATORY
• MASTER BEDROOM WITH EN SUITE SHOWER ROOM • TWO FURTHER DOUBLE BEDROOMS •
FOURTH BEDROOM/STUDY • FAMILY BATHROOM • SHOWER ROOM • CLOAKROOM, DOUBLE
GARAGE WITH UTILITY AREA • LANDSCAPED COURTYARD GARDEN • DRIVEWAY • BALCONY

Description

31 Chapel Square has been completely renovated to a very high specification throughout; this includes three new bath/shower rooms, a refitted kitchen breakfast/room and beautifully landscaped courtyard garden. The property was originally constructed by renowned developers Octagon & provides in the region of 2,000 square feet of living accommodation across three floors. Viewings are imperative to truly appreciate how impressive this property is.

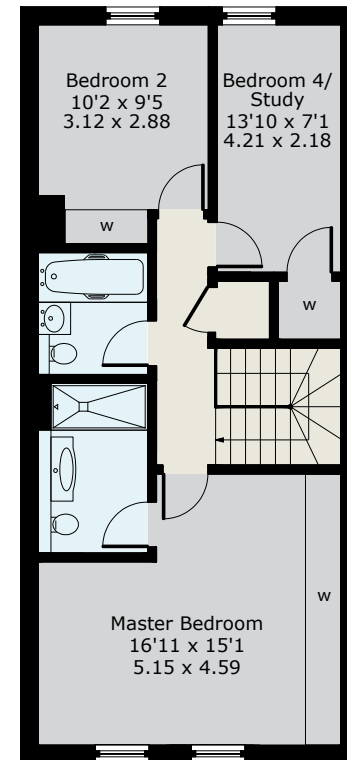
Directions

From our office in Station Approach, Virginia Water, turn right onto Christchurch Road and proceed towards the traffic light crossroads. Turn left just before the lights into the main entrance of Virginia Park and the security guards will direct you.



Approximate Gross Internal Floor Area :

Ground Floor	74 sq m / 799 sq ft
First Floor	62 sq m / 664 sq ft
Second Floor	63 sq m / 678 sq ft
Total	199 sq m / 2141 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: 31CSB012907152 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.

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