



PORTLAND
VIRGINIA WATER

BUCKINGHAMS



Portland

5 Trumpsgreen Road • Virginia Water • GU25 4HH

£715,000 Freehold

A beautifully presented semi-detached home of character offering spacious, adaptable accommodation & enjoying a private, sunny garden, close to local shops and the village centre.



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| <ul style="list-style-type: none">• BEAUTIFULLY PRESENTED HOME• EXCELLENT KITCHEN/BREAKFAST ROOM• AMPLE OFF ROAD PARKING• CLOSE TO LOCAL SHOPS AND VILLAGE CENTRE | <ul style="list-style-type: none">• ADAPTABLE LIVING SPACE• THREE DOUBLE BEDROOMS• LARGE PRIVATE GARDEN• THREE RECEPTION ROOMS |
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ENTRANCE HALL • SITTING ROOM • DINING ROOM • STUDY AREA • FAMILY ROOM • KITCHEN/
BREAKFAST ROOM • UTILITY ROOM • CLOAKROOM • THREE DOUBLE BEDROOMS • FAMILY
BATHROOM • LARGE DRIVEWAY PROVIDING PARKING FOR 3/4 CARS • ATTRACTIVE PRIVATE GARDENS

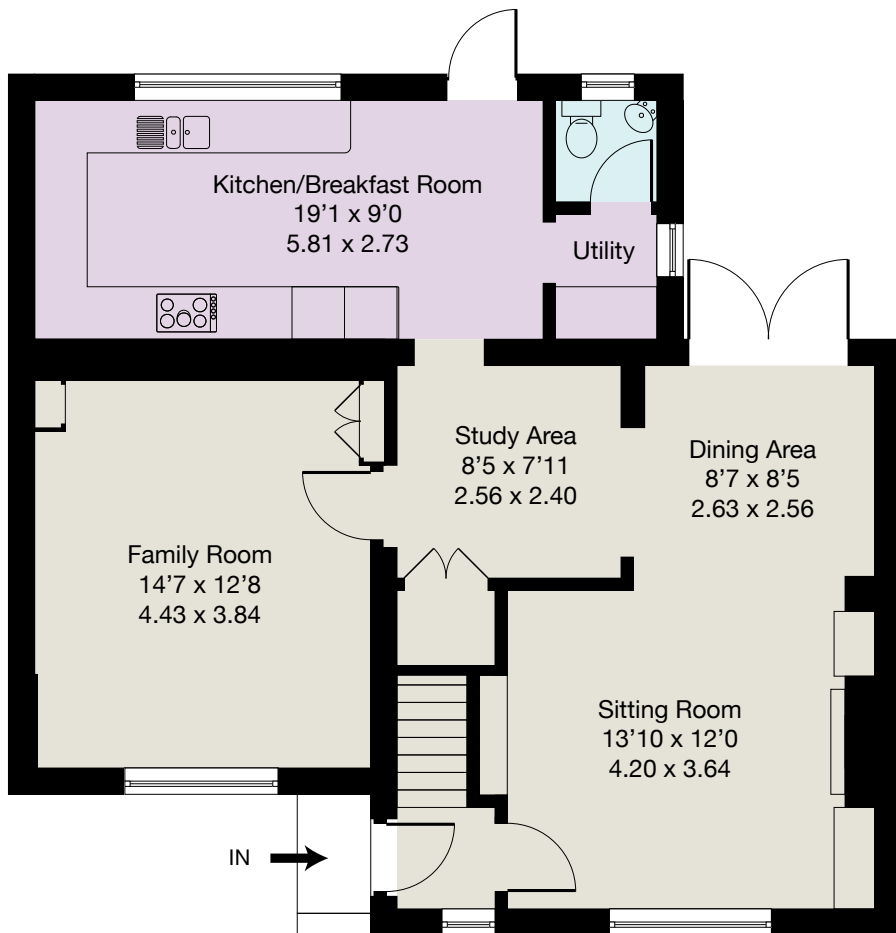


Description

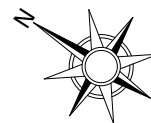
Portland is an extremely well presented family home, having been updated to a high specification in recent years by the current owners; the property offers three double bedrooms (plus there is the option of adding an en suite shower room) and the ground floor living space is superb, including a large family room which can easily double as an occasional fourth bedroom. In our view this is an excellent opportunity for the discerning buyer.

Directions

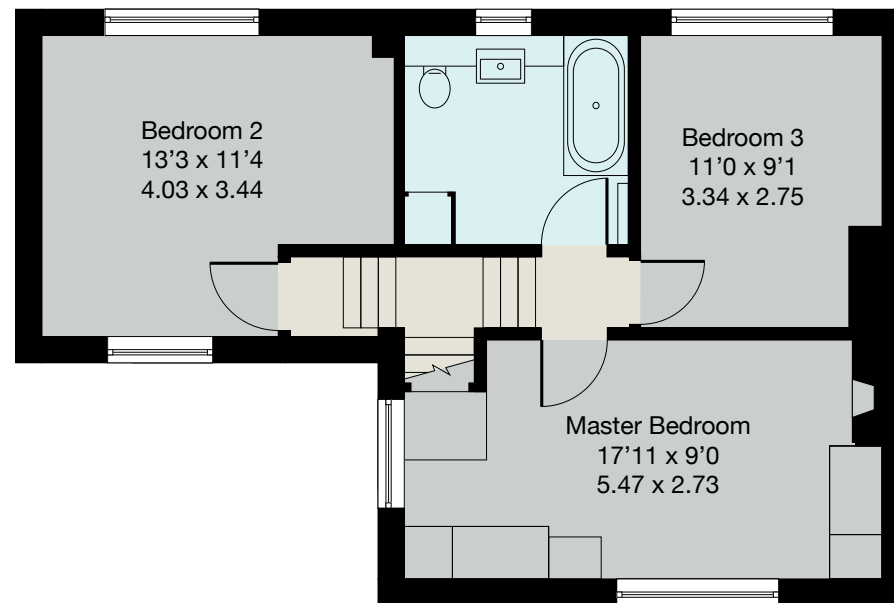
From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and at the traffic lights turn right into Trumpsgreen Road. Follow the road down the hill, under the railway bridge and shortly before reaching the right hand turn for Beechmont Road & the parade of shops, Portland will be found on the right hand side.



Ground Floor



Approximate Gross Internal Floor Area :
 Ground Floor 74.36 sq m / 800 sq ft
 First Floor 48.16 sq m / 518 sq ft
Total 122.52 sq m / 1318 sq ft



First Floor

EPC: D60.

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: PB012807213 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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