



2 LAMBLY HILL
VIRGINIA WATER

BUCKINGHAMS



2 Lambly Hill

Virginia Water • Surrey • GU25 4BF

£745,000 Freehold

An excellently presented detached family home enjoying a bright Southerly facing rear garden in a sought after road, within easy reach of village centre facilities.

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| <ul style="list-style-type: none">• LOVELY DETACHED FAMILY HOME• LONDON WATERLOO FROM 43 MINS• FOUR BEDROOMS, MASTER EN SUITE• POTENTIAL FOR ALTERATION/EXTENSION | <ul style="list-style-type: none">• SOUTHERLY FACING PRIVATE REAR GARDEN• LARGE DRIVEWAY TO SINGLE GARAGE• EASY ACCESS TO SHOPS/RESTAURANTS/STATION• COUNCIL TAX BAND F |
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RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • KITCHEN • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER BEDROOMS • FAMILY BATHROOM • DRIVEWAY TO SINGLE GARAGE • REAR GARDEN WITH DISTANT VIEWS

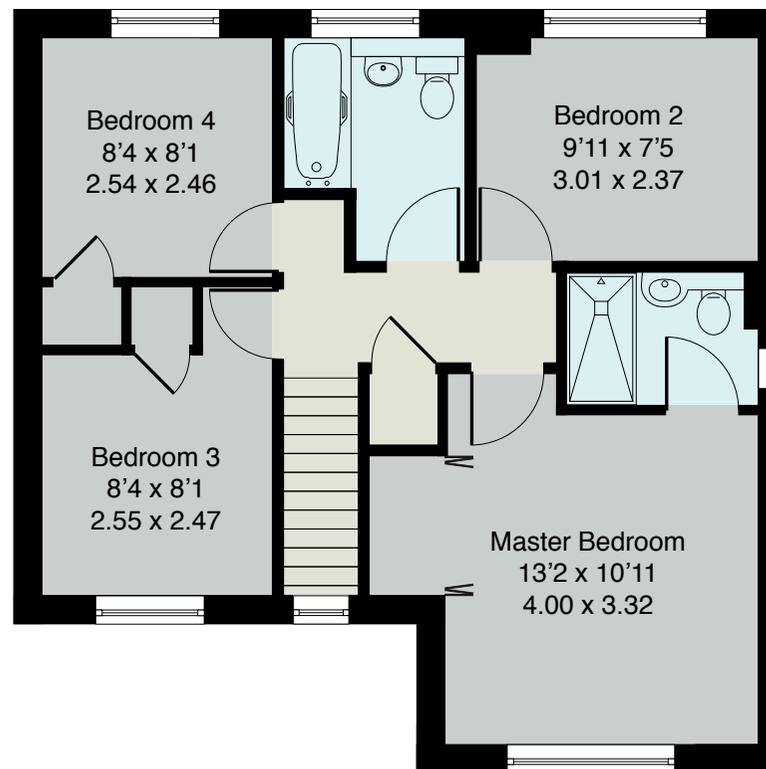
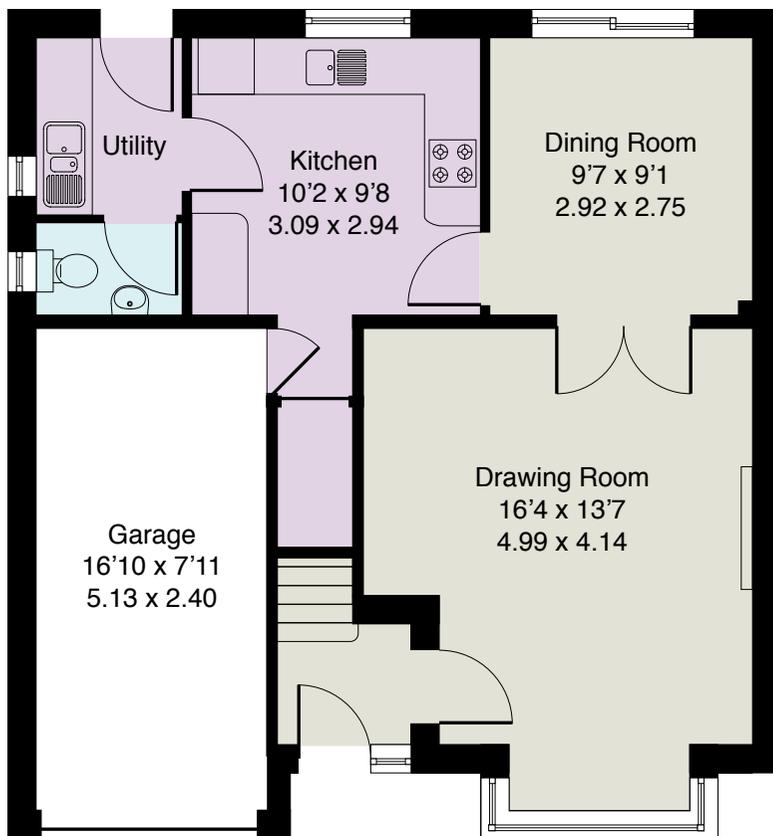
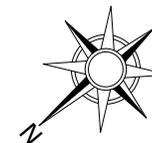
Description

2 Lambly Hill has been upgraded by the current owners to provide a lovely family home in superb order throughout which one can move straight into and love, yet still offers purchasers the option for alteration/extension in the future if required; this property is also available for sale with no onward chain.

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 turn left into Stroude Road. Follow the road down the hill and after close to half a mile turn left into Lambly Hill. Number 2 will be found up the hill on the left hand side.

Approximate Gross Internal Floor Area :
 Ground Floor 60 sq m / 649 sq ft
 First Floor 50 sq m / 542 sq ft
Total 110 sq m / 1191 sq ft



EPC: D65.

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:2LHB012801193 HPI ©2022 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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