



HERONS BRAE
ENGLEFIELD GREEN

BUCKINGHAMS



Herons Brae

10A Simons Walk • Englefield Green • TW20 9SQ

£795,000 Freehold

Enjoying a lovely South West facing quarter of an acre plot, this is a spacious detached chalet style home in need of updating and offering excellent potential for extension or even replacement.

- FANTASTIC OPPORTUNITY
- 0.25 ACRE MATURE, PRIVATE PLOT
- SOUTH WEST FACING REAR GARDEN
- THREE DOUBLE BEDROOMS CURRENTLY
- WALKING DISTANCE TO VILLAGE CENTRE
- AMPLE EXTENSION/REPLACEMENT POTENTIAL
- VIRGINIA WATER/EGHAM CENTRES UNDER 2 MILES
- EGHAM- LONDON WATERLOO FROM 41 MINS

ENTRANCE LOBBY • RECEPTION HALL • SITTING ROOM • DINING ROOM, CONSERVATORY • KITCHEN • UTILITY ROOM • TWO GROUND FLOOR DOUBLE BEDROOMS • BATHROOM • SHOWER ROOM • FIRST FLOOR THIRD DOUBLE BEDROOM • DRIVEWAY TO DETACHED SINGLE GARAGE • LARGE MATURE REAR GARDEN

Description

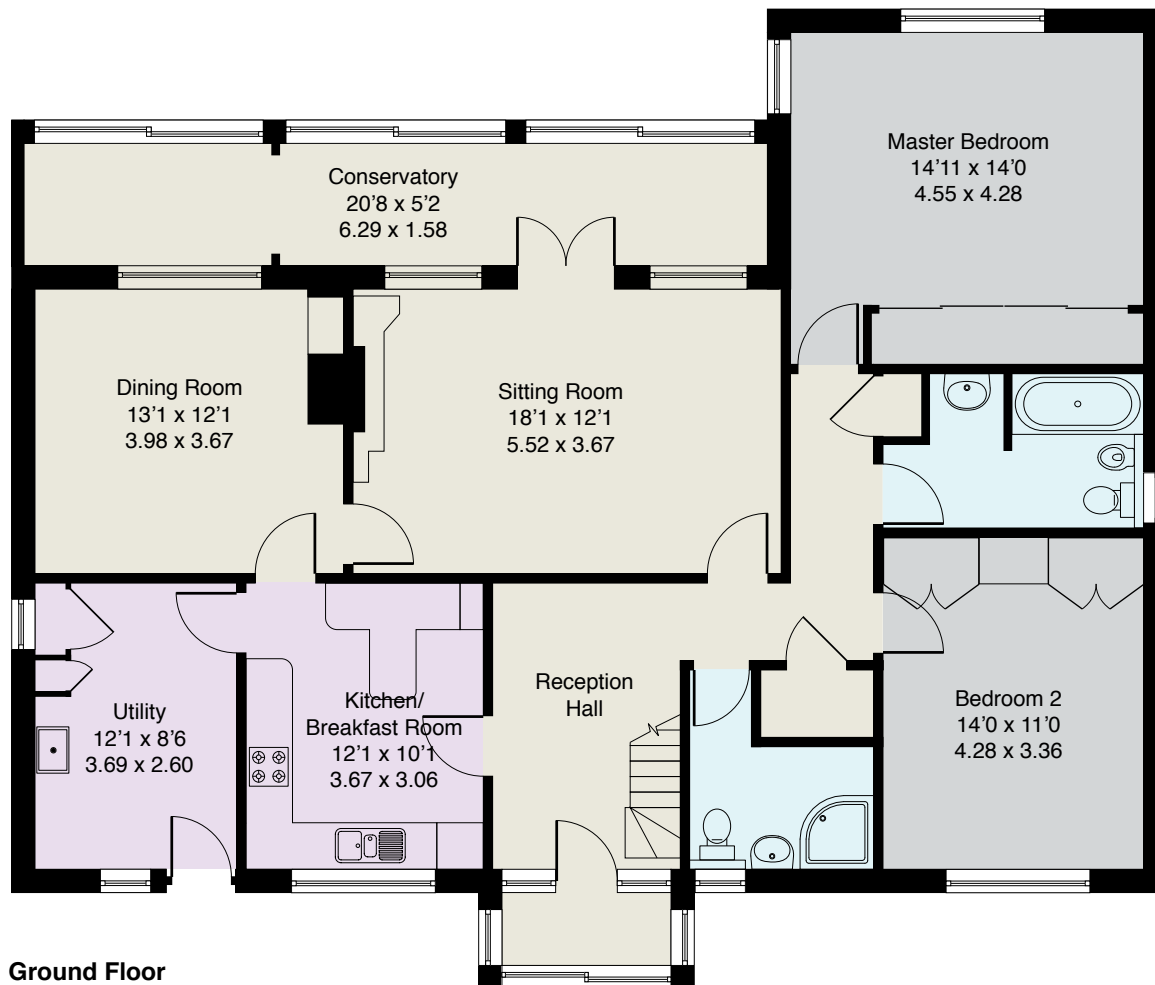
Herons Brae is a very rare commodity; the existing property offers spacious living accommodation that requires updating, but for those looking to create their ideal home the possibilities are endless, especially considering that the property occupies such a large private plot. This is a 'must see' for anyone looking for a project.

Directions

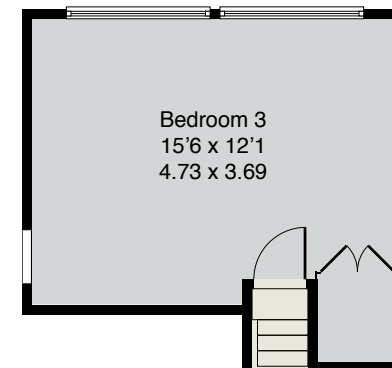
From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the fourth exit to proceed up Callow Hill. After approximately two thirds of a mile the road becomes Bakeham Lane; turn left into Simons Walk, follow the road along where Herons Brae will be found on the left hand side just before the tight right hand bend.



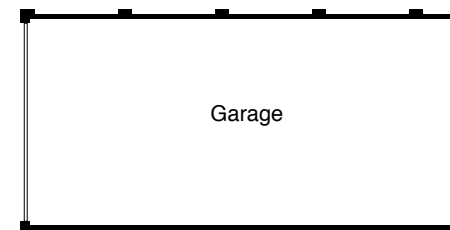
Approximate Gross Internal Floor Area :
Ground Floor 143 sq m / 1541 sq ft
First Floor 19 sq m / 203 sq ft
Garage 15 sq m / 158 sq ft
Total 177 sq m / 1902 sq ft



First Floor



Garage



EPC: E45.

Ground Floor

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: HBB011812193 HPI ©2019 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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