



2 HAWTHORNE COTTAGES

VIRGINIA WATER

BUCKINGHAMS



2 Hawthorne Cottages

Wellington Avenue • Virginia Water • GU25 4HU

£725,000 Freehold

A well presented detached family home offering spacious accommodation over three floors and enjoying a large garden with views over & direct access onto playing fields to the rear.

- SPACIOUS FAMILY HOME
- THREE RECEPTION ROOMS
- LARGE REAR GARDEN
- NO ONWARD CHAIN
- FOUR BEDROOMS, THREE BATH/SHOWER ROOMS
- EASY REACH OF THE VILLAGE CENTRE
- DIRECT ACCESS TO PLAYING FIELDS
- LONDON WATERLOO FROM 45 MINS

RECEPTION HALL • CLOAKROOM • LIVING ROOM • DINING ROOM • CONSERVATORY • FITTED KITCHEN • UTILITY ROOM • FIRST FLOOR MASTER BEDROOM WITH EN SUITE SHOWER ROOM • TWO FURTHER BEDROOMS • FAMILY BATHROOM • TOP FLOOR GUEST DOUBLE BEDROOM WITH EN SUITE BATH & SHOWER ROOM • DRIVEWAY TO LARGE ATTACHED GARAGE • MATURE GARDEN

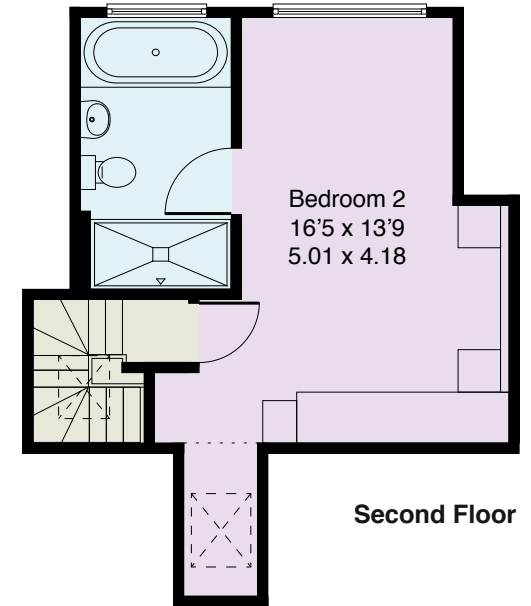
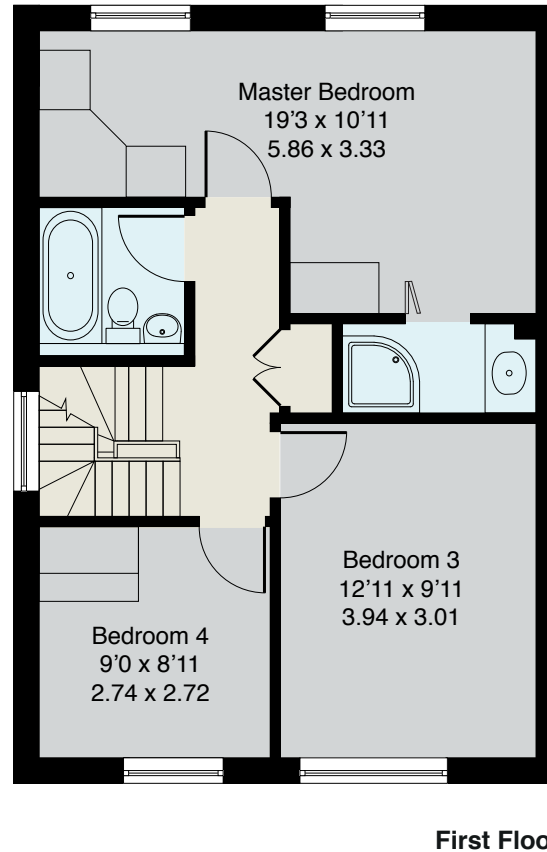
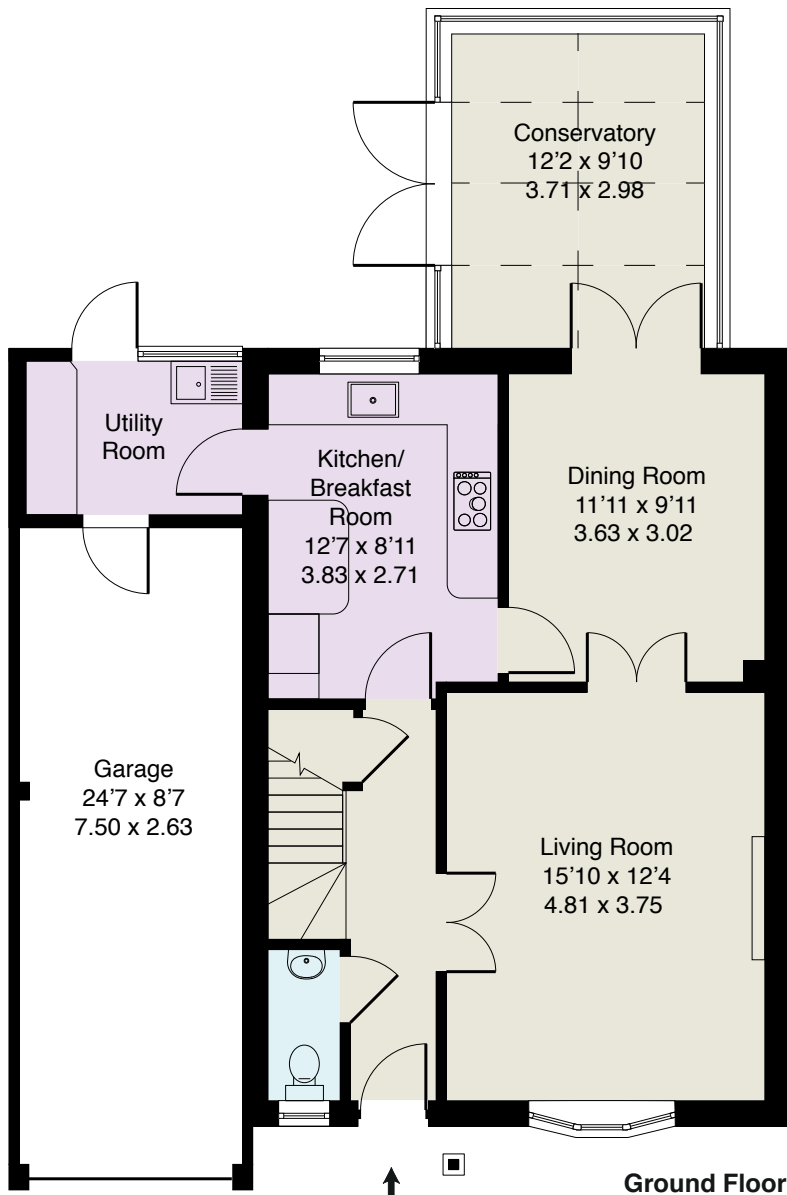
Description

2 Hawthorne Cottages is a superb home; having been extended to create three bedrooms and two bath/shower rooms to the first floor plus a further top floor bedroom suite, this is an ideal family home; the outlook to the rear and playing field access provides a great bonus for those with children, in our view this property is a 'must see'.

Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the first exit onto Wellington Avenue. After passing the left turn for Crown Road on the left hand side, proceed up the incline and 2 Hawthorne Cottages will be found a short way along on the left.

Approximate Gross Internal Floor Area :	
Ground Floor	89 sq m / 961 sq ft
First Floor	50 sq m / 540 sq ft
Second Floor	25 sq m / 267 sq ft
Total	164 sq m / 1768 sq ft



EPC: E52.

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: HCB012802203 HPI ©2020 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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