



22 WESTERN AVENUE
THORPE

BUCKINGHAMS



22 Western Avenue

Thorpe • Surrey • TW20 8QB

£850,000 Freehold

A truly stunning extended family home offering outstanding living space finished to a very high specification & enjoying a large and private garden.

- STUNNING ACCOMMODATION THROUGHOUT
- LOVELY KITCHEN/DINING ROOM
- LARGE, PRIVATE GARDEN
- USEFUL DETACHED OUTBUILDINGS
- FANTASTIC LIVING ROOM OPEN TO GARDEN
- HIGHLY ADAPTABLE, FOUR DOUBLE BEDROOMS
- VIRGINIA WATER & EGHAM WITHIN TWO MILES
- LONDON WATERLOO FROM 41 MINS VIA EGHAM

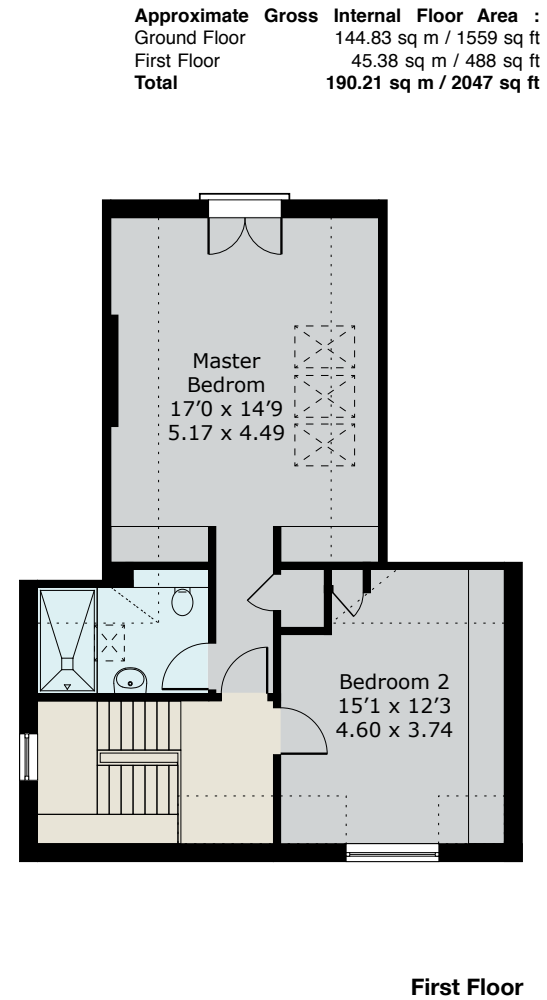
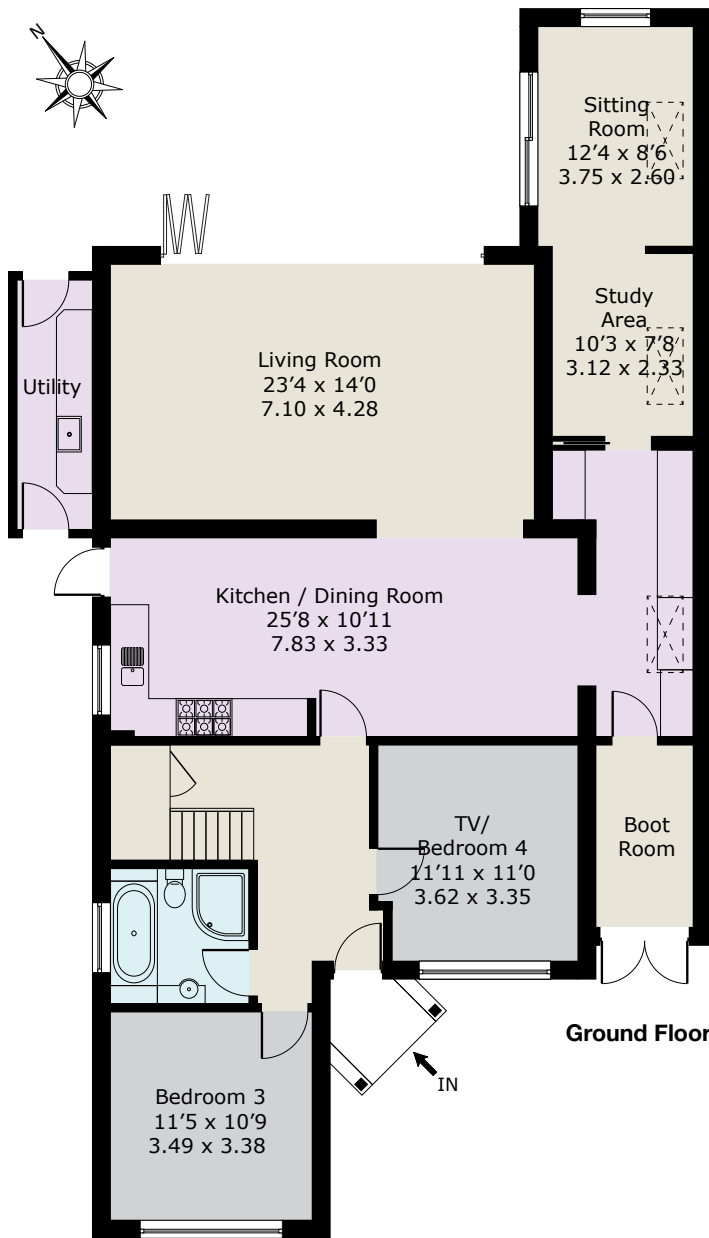
RECEPTION HALL • SITTING ROOM • IMPRESSIVE LIVING ROOM WITH FULL WIDTH BIFOLD DOORS ONTO THE GARDEN • EXCEPTIONAL KITCHEN/DINING ROOM • UTILITY ROOM • BOOT ROOM • STUDY AREA • GROUND FLOOR DOUBLE BEDROOM THREE • TV ROOM/BEDROOM FOUR • FAMILY BATH & SHOWER ROOM • FIRST FLOOR MASTER BEDROOM SUITE PLUS SECOND BEDROOM • DRIVEWAY PROVIDING PARKING FOR THREE/FOUR CARS • LARGE REAR GARDEN WITH OUTBUILDINGS

Description

This is a fantastic home; having been greatly extended and superbly upgraded throughout by the present owners this adaptable property is a very rare find which we are extremely proud to market and would encourage any discerning buyer to view as soon as is possible.

Directions

From our offices on Station Approach, Virginia Water turn right onto Christchurch Road and at the traffic lights proceed straight over onto Sandhills Lane, which becomes Green Road when passing Thorpe Green; continue on this road, proceed under the M25 bridge and at the roundabout take the second exit to stay on Green Road and enter Thorpe village. Take the second left turn into Rosemary Lane and bear right where the lane splits to continue into Midway Avenue; at the end turn left into Western Avenue, where number 22 will be found on the right.



Approximate Gross	Internal Floor Area :
Ground Floor	144.83 sq m / 1559 sq ft
First Floor	45.38 sq m / 488 sq ft
Total	190.21 sq m / 2047 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:22WAB011005203 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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