



10 TRUMPSGREEN AVENUE

VIRGINIA WATER

BUCKINGHAMS



10 Trumpsgreen Avenue

Virginia Water • Surrey • GU25 4EW

£725,000 Freehold

A well presented semi-detached family home offering adaptable living space and a mature, private sunny garden in a sought after location just a short walk to the village centre and rail station.

- SPACIOUS HOME OF CHARACTER
- PRIVATE & SUNNY REAR GARDEN
- POPULAR, SOUGHT AFTER ROAD
- NO ONWARD CHAIN
- EXCELLENT GROUND FLOOR ACCOMMODATION
- VILLAGE SHOPS & STATION A SHORT WALK
- FOUR BEDROOMS, LARGE FAMILY BATHROOM
- AMPLE PARKING FOR SEVERAL VEHICLES

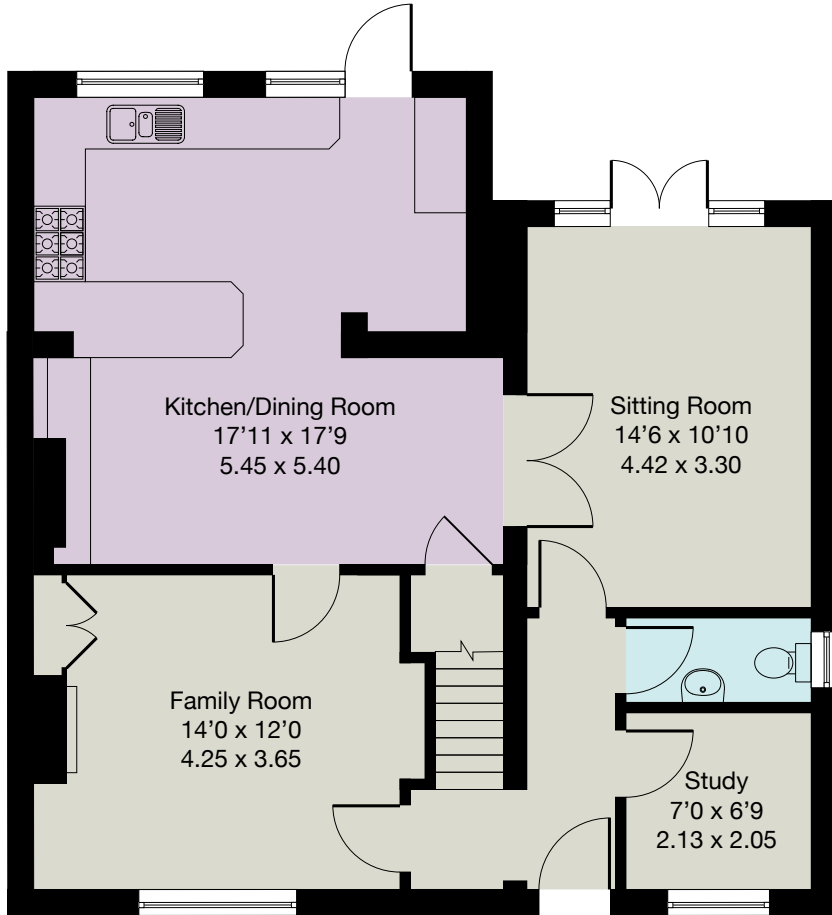
RECEPTION HALL • CLOAKROOM • SITTING ROOM • FAMILY ROOM • STUDY • KITCHEN/
DINING ROOM • FOUR BEDROOMS • FAMILY BATH & SHOWER ROOM • FRONT
GARDEN WITH DRIVEWAY PARKING FOR UP TO FIVE CARS • LOVELY REAR GARDEN

Description

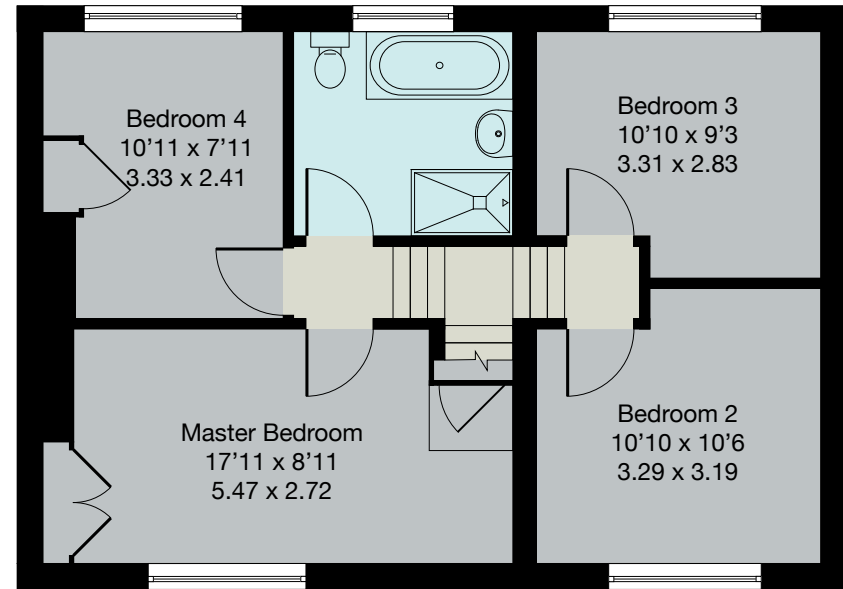
This is a spacious home offering three double bedrooms plus a large single fourth bedroom; the ground floor living space is ideal for family living, having been extended to provide two large reception rooms plus a separate study and an expansive kitchen/dining room. The quiet location is highly convenient, with local shops on the doorstep and the village centre a short stroll.

Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road, proceed over the rail bridge and at the traffic lights turn right into Trumpsgreen Road. Follow the road downhill and after passing under the two rail bridges turn right, just before the parade of shops, into Beechmont Avenue then right again into the gated entrance to Trumpsgreen Avenue, where the property will be found on the left hand side opposite the small green.



Approximate Gross Internal Floor Area :
 Ground Floor 76.76 sq m / 826 sq ft
 First Floor 55.42 sq m / 597 sq ft
Total 132.18 sq m / 1423 sq ft



EPC: D61.

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: 10TAB011708203 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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