



4 CABRERA AVE
VIRGINIA WATER

BUCKINGHAMS



4 Cabrera Avenue

Virginia Water • Surrey • GU25 4EZ

£800,000
Freehold

A well presented extended four bedroom family home enjoying a very private rear garden overlooking protected woodland and available with no onward chain.

- SPACIOUS FAMILY HOME
- THREE RECEPTION ROOMS
- DETACHED HOME OFFICE
- EXTENDED KITCHEN/BREAKFAST ROOM
- THREE DOUBLES, ONE SINGLE BEDROOM
- MATURE GARDEN ADJOINING WOODLAND
- WALKING DISTANCE TO SHOPS & RAIL STATION
- LONDON WATERLOO FROM 45 MINS APPROX

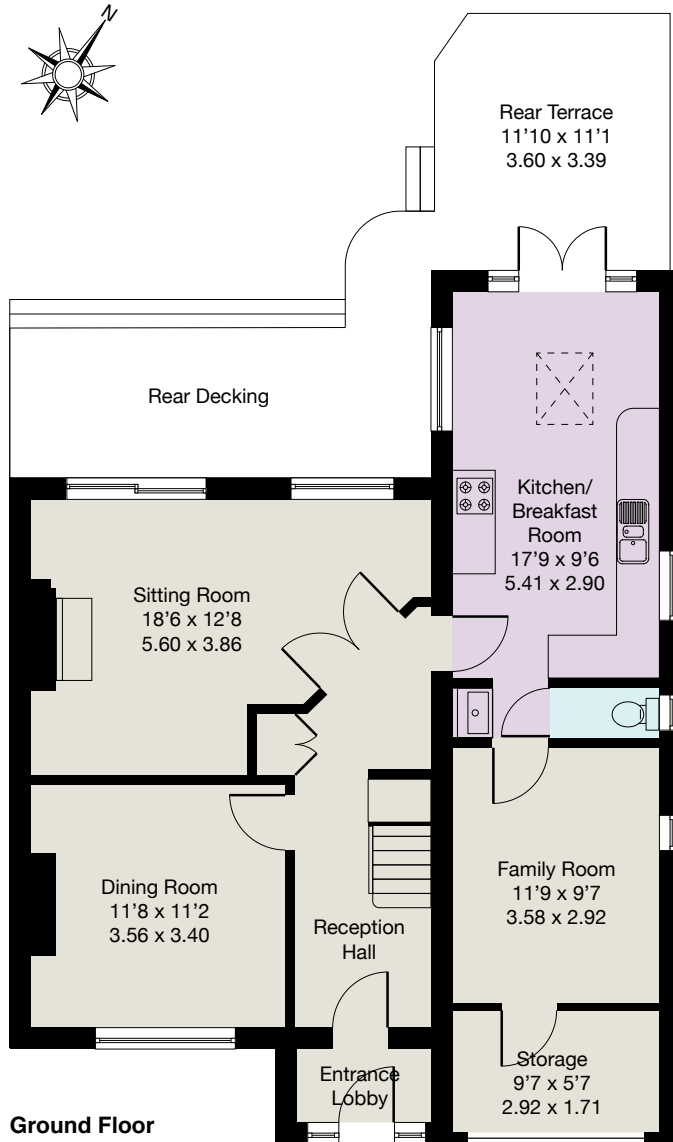
ENTRANCE LOBBY • RECEPTION HALL • CLOAKROOM • SITTING ROOM • DINING ROOM
• KITCHEN/BREAKFAST ROOM • FAMILY ROOM • THREE DOUBLE BEDROOMS • SINGLE
BEDROOM FOUR • FAMILY BATH & SHOWER ROOM • DRIVEWAY PARKING FOR TWO
CARS • STORE ROOM • PRIVATE MATURE GARDEN WITH DETACHED HOME OFFICE

Location

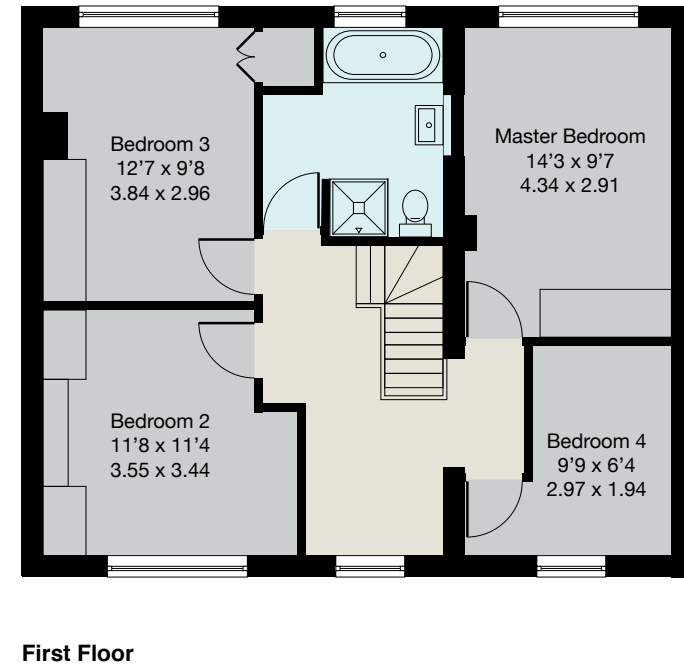
This individual property has a great deal to offer to purchasers with varying requirements; the living space, which includes a bright spacious kitchen/breakfast room opening out onto a rear entertaining deck, is very good yet there is still potential for further enlargement if one wished (subject to the relevant consents), the garden is very private and has a 'hidden area' which contains a very useful detached outbuilding ideal for use as a secluded home office and the outlook, backing onto Cabrera Trust protected woodland, gives a lovely rural feel yet one is an easy walk to village centre facilities. In our view this is a 'must see'.

Directions

From our offices on Station Approach, Virginia Water turn right onto Christchurch Road and after passing the rail station turn right at the traffic lights onto Trumpsgreen Road. After passing under the rail bridge at the bottom of the hill turn right into Beechmont Avenue, just before the shopping parade; at the end of the straight the road bears left and becomes Cabrera Avenue, where the property will be found a short distance along on the right.



Approximate Gross Internal Floor Area :
 Ground Floor 80.51 sq m / 867 sq ft
 First Floor 64.95 sq m / 699 sq ft
Total 145.46 sq m / 1566 sq ft



EPC: D67.

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: 4CAB010507213 HPI ©2021 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.

01344 845050





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