



5 IRVINE PLACE
VIRGINIA WATER

BUCKINGHAMS



5 Irvine Place

Virginia Water • Surrey • GU25 4DQ

Price Guide £465,000
Freehold

A bright two double bedroom semi-detached home enjoying a private courtyard style rear garden and available with no onward chain, situated just a short stroll from the village centre & rail station.

- ATTRACTIVE SEMI DETACHED HOME
- TWO DOUBLE BEDROOMS & LARGE BATHROOM
- SINGLE GARAGE & PARKING SPACE
- CLOSE TO VILLAGE SHOPS & RAIL STATION
- LARGE THROUGH LIVING/DINING ROOM
- SECURE REAR GARDEN
- NO ONWARD CHAIN
- LONDON WATERLOO FROM 45 MINS

ENTRANCE HALL • CLOAKROOM • LIVING/DINING ROOM • KITCHEN • MASTER BEDROOM • SECOND DOUBLE BEDROOM • LARGE FAMILY BATHROOM • REAR GARDEN WITH ACCESS TO SINGLE GARAGE • ALLOCATED PARKING SPACE

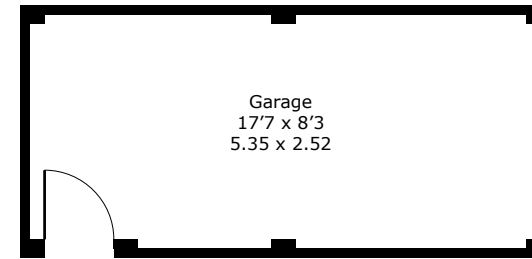
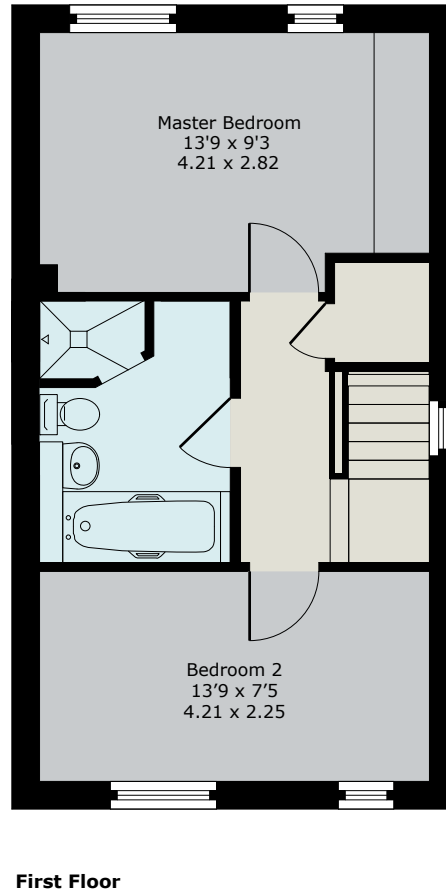
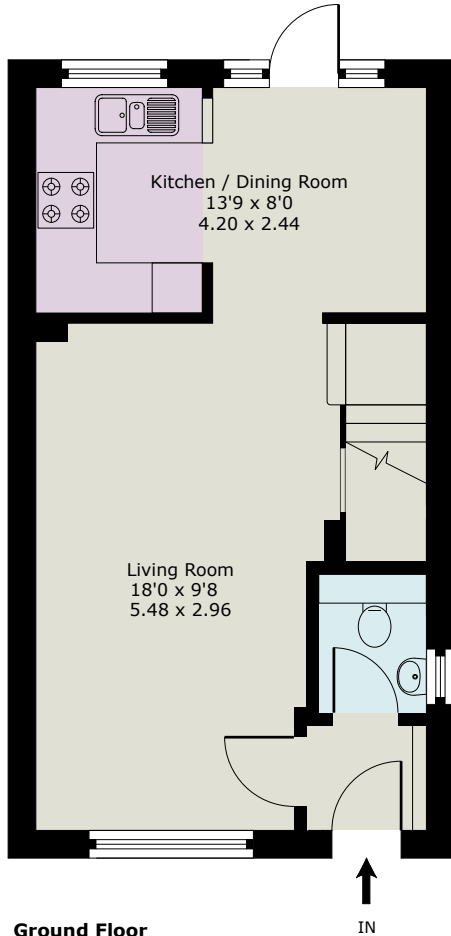
Location

5 Irvine Place is an ideal low maintenance home, offering a large open plan living & dining room with kitchen off and a private, part walled rear garden; the two double bedrooms are of a good size and the location could not be better, being a quiet spot yet just yards from all village centre facilities.

Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after passing the rail station on your right, turn right at the traffic lights into Trumpsgreen Road. Take the first right hand turn into Irvine Place, where number 5 will be found a short way in on the right.

Approximate Gross Internal Floor Area :
 Ground Floor 33.56 sq m / 361 sq ft
 First Floor 33.56 sq m / 361 sq ft
 Garage 13.48 sq m / 145 sq ft
Total 80.60 sq m / 867 sq ft



EPC: D63.

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: 51PB010309213 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.

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