



43 THE ORCHARD

VIRGINIA WATER

BUCKINGHAMS



43 The Orchard

Virginia Water • Surrey • GU25 4DT

£675,000 Freehold

A superbly presented detached family home offering spacious and adaptable living space close to the heart of the village and available with no onward chain.

- SUPERB FAMILY HOME
- REFURBISHED FAMILY BATHROOM
- DRIVEWAY PARKING FOR TWO CARS
- LONDON WATERLOO FROM 45 MINS
- ATTRACTIVE, SOUTH WESTERLY FACING GARDEN
- SHORT WALK TO VILLAGE CENTRE & RAIL STATION
- THREE DOUBLE BEDROOMS, MASTER EN SUITE
- TWO LARGE RECEPTION ROOMS & ORANGERY

ENTRANCE HALL • KITCHEN • LARGE RECEPTION ROOM • CLOAKROOM •
LOUNGE/FAMILY ROOM • ORANGERY • DRIVEWAY PARKING FOR TWO CARS •
ATTRACTIVE PRIVATE GARDEN WITH LARGE SHED FOR STORAGE AND SIDE ACCESS

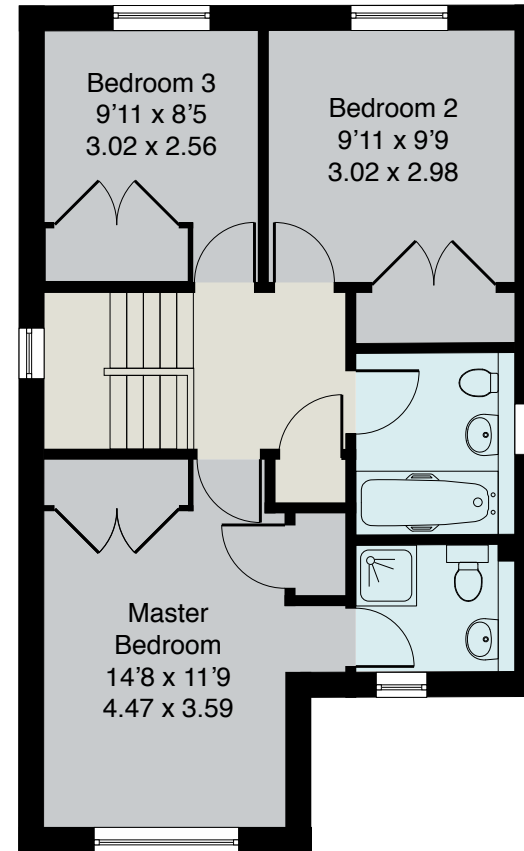
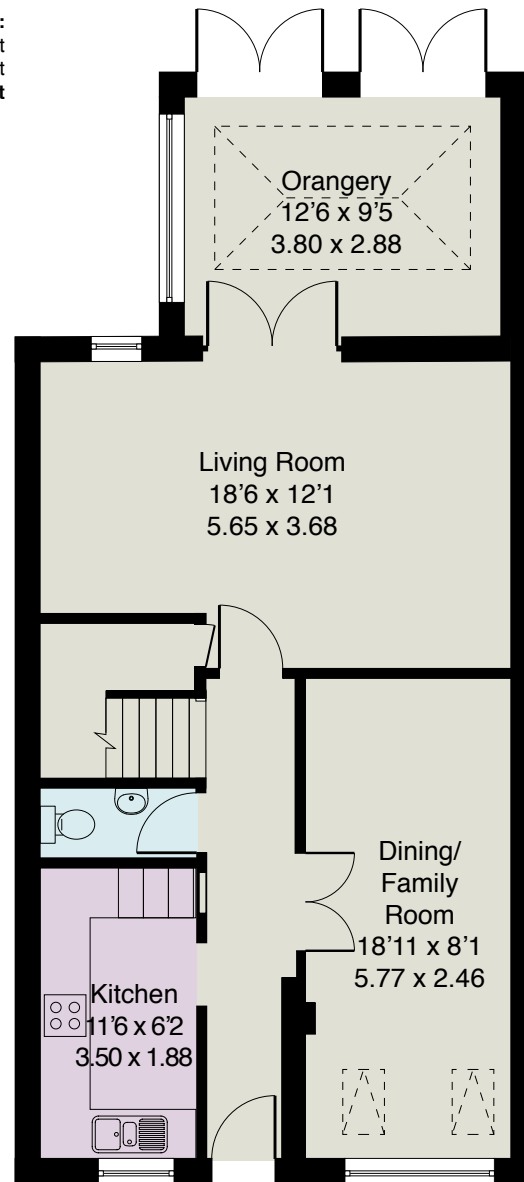
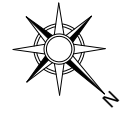
Description

43 The Orchard is a delightful family home with ample ground floor living space including a lovely orangery extension and to the first floor are three newly decorated double bedrooms, all with built in double wardrobes; the private South West facing garden is a delight and the location could not be better, being just a short stroll from village centre shops & restaurants plus the mainline rail station on the Reading to Waterloo line.

Directions

From our offices on Station Parade, Virginia Water turn right onto Christchurch Road and after passing the railway station proceed over the traffic lights onto Sandhills Lane; take the second right onto The Orchard and turn left at the junction. Number 43 will be found on the right hand side.

Approximate Gross Internal Floor Area :
 Ground Floor 65.94 sq m / 710 sq ft
 First Floor 48.77 sq m / 525 sq ft
Total 114.71 sq m / 1235 sq ft



EPC: C70.

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: 43TOB011910213 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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