



SANBY
VIRGINIA WATER

BUCKINGHAMS



Sanby

Wellington Avenue • Virginia Water • GU25 4HU

£1,425,000
Freehold

A most attractive & excellently presented three storey five bedroom detached family home offering superb living space, available for sale with no onward chain.



- HIGH SPECIFICATION FAMILY HOME
- THREE RECEPTION ROOMS
- GARAGE PLUS PARKING FOR 2/3 CARS
- COUNCIL TAX BAND G
- GARDEN WITH ACCESS ONTO PLAYING FIELD
- FIVE BEDROOMS, FOUR BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/BREAKFAST FAMILY ROOM
- UNDERFLOOR HEATING TO GROUND FLOOR

RECEPTION HALL • CLOAKROOM • LIVING ROOM • DINING ROOM • STUDY • EXCEPTIONAL KITCHEN/BREAKFAST/FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM WITH DRESSING ROOM & EN SUITE SHOWER ROOM • GUEST BEDROOM SUITE • TWO FURTHER BEDROOMS • FAMILY BATHROOM • TOP FLOOR ENTERTAINMENT ROOM/BEDROOM SUITE WITH DRESSING AREA & SHOWER ROOM • DRIVEWAY TO SINGLE GARAGE • REAR GARDEN WITH ACCESS ONTO PLAYING FIELDS

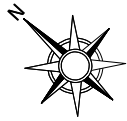
Description

Sanby is a well designed three storey home which was constructed to an excellent specification in 2014, the end product being a superb family home providing highly spacious and adaptable living & entertaining accommodation including five double bedrooms (three en suite) and a lovely open plan kitchen/breakfast/family room; the property enjoys a private rear garden which has a lovely outlook & direct access onto the King George V Playing Fields, ideal for childrens' activities, dog walking etc., making this home a superb option for any family.

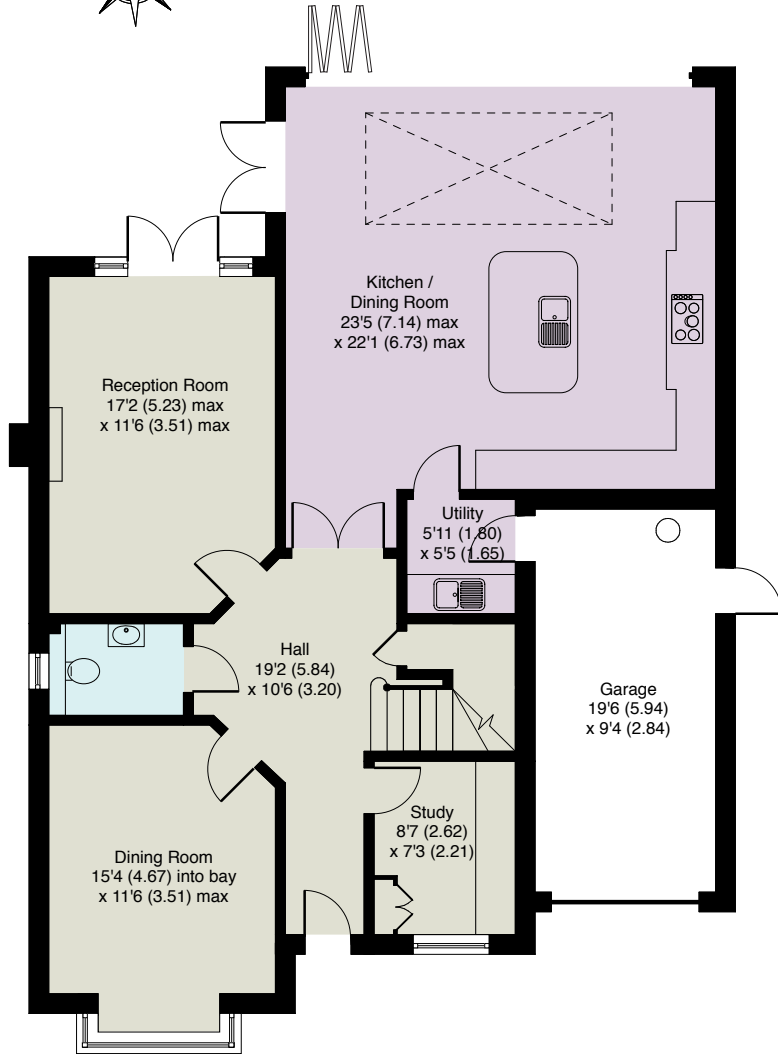
Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the first exit onto Wellington Avenue. After passing the left hand turn for Crown Road a little over half a mile down, Sanby will be found a short way along on the left hand side.

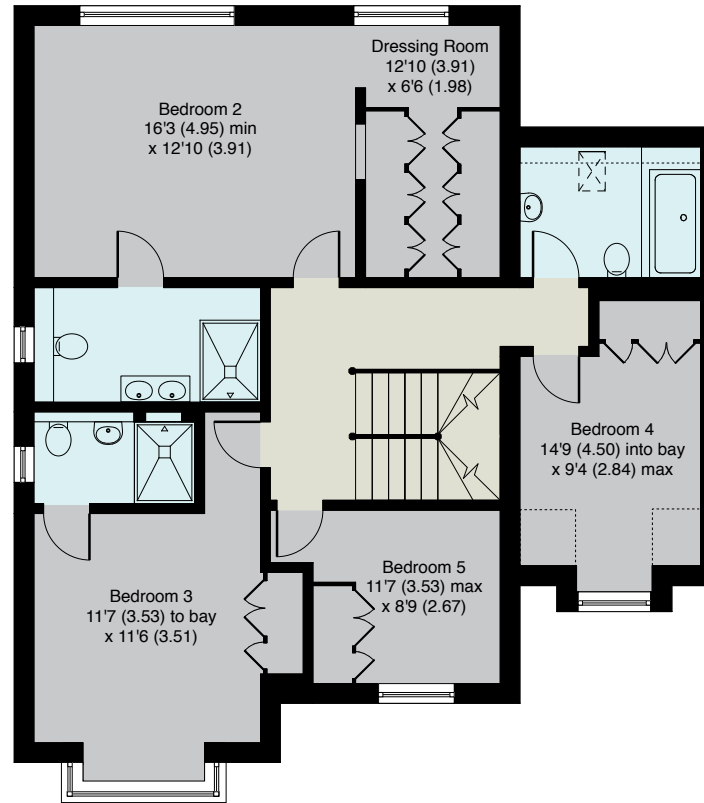




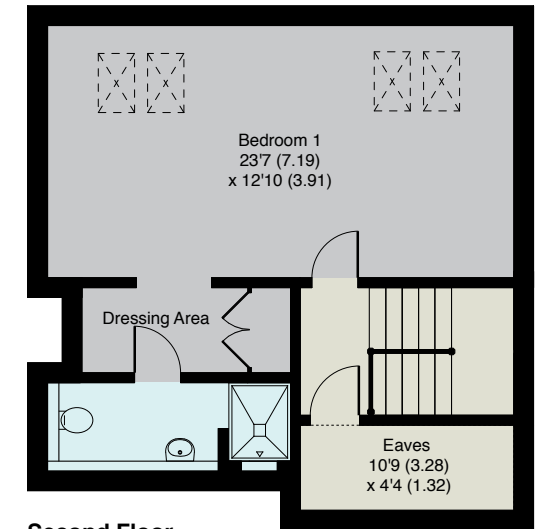
Approximate Gross Internal Floor Area :
Total 281.61 sq m / 3,031 sq ft



Ground Floor



First Floor



Second Floor

EPC: B90.

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: SB010211222 HPI ©2022 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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