



23 OAK TREE CLOSE

VIRGINIA WATER

BUCKINGHAMS





# 23 Oak Tree Close

Virginia Water • Surrey • GU25 4JF

£795,000  
Freehold

An individual three bedroom detached bungalow in need of updating occupying a superb corner position on a sought after residential road and enjoying a lovely mature plot in excess of a quarter of an acre.



- SUPERB, UNIQUE OPPORTUNITY
- CORNER POSITION, EXCELLENT LOCATION
- PLOT MEASURING 0.27 ACRES
- VILLAGE CENTRE WITHIN HALF A MILE
- SPACIOUS DETACHED BUNGALOW
- PRIVATE SOUTH EAST FACING GARDEN
- AVAILABLE WITH NO ONWARD CHAIN
- COUNCIL TAX BAND F

RECEPTION HALL • CLOAKROOM • LARGE L SHAPED SITTING/DINING ROOM • KITCHEN • UTILITY ROOM • THREE BEDROOMS • SHOWER ROOM • DRIVEWAY TO ATTACHED SINGLE GARAGE • PRIVATE SOUTH EAST FACING REAR GARDEN

### Description

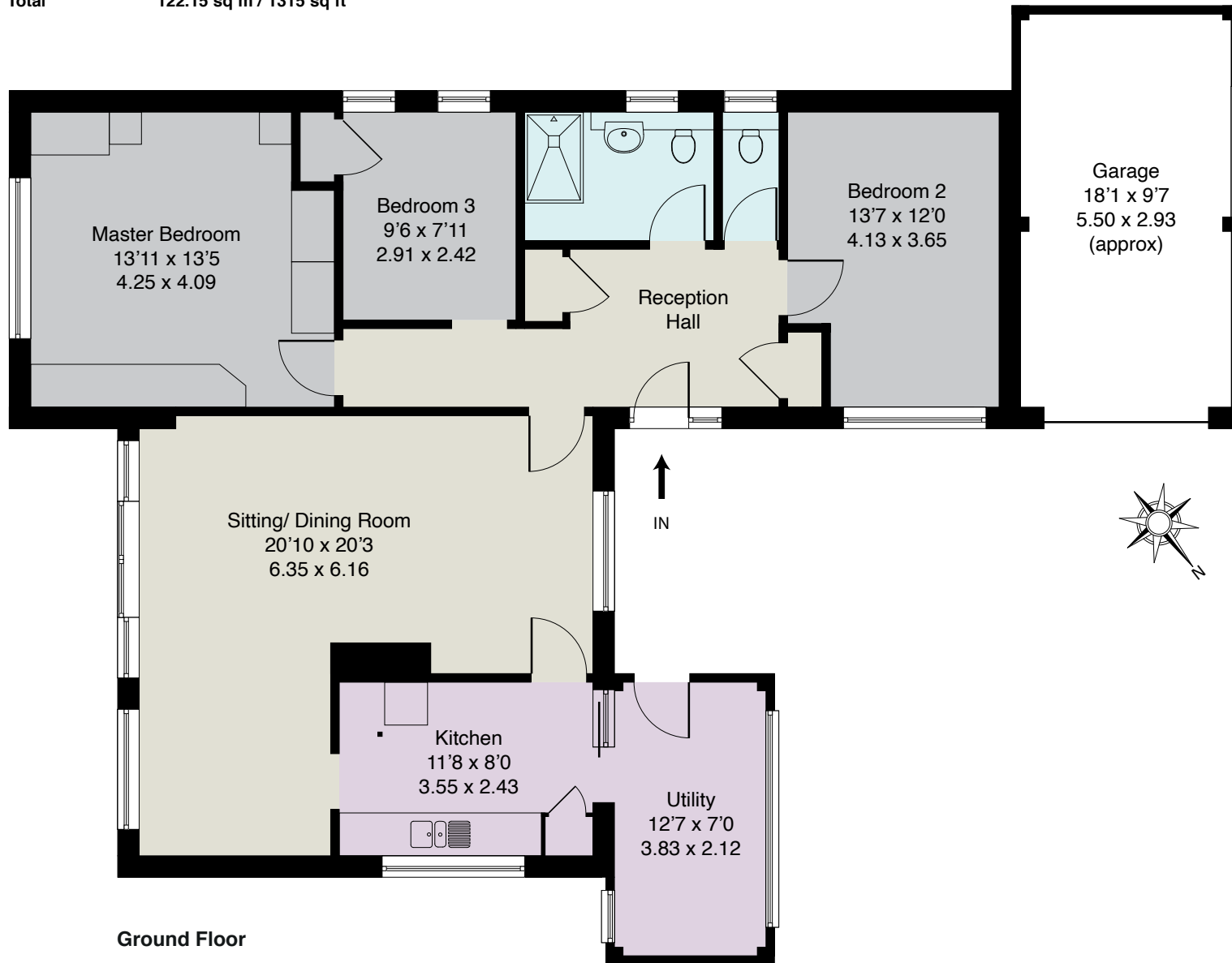
23 Oak Tree Close presents a great opportunity for any buyer to create their ideal home, whether one is looking specifically for a bungalow with a superb, private plot or a 'project' whereby, subject to the relevant planning permissions, one wished to alter/extend the existing accommodation to transform the property into a large family home. In our view this could be a perfect buy; the property is also available with no onward chain.

### Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after passing the rail station on the right, at the traffic lights turn right onto Trumpsgreen Road. Follow the road down the hill and under the rail bridge, then after passing the parade of shops on the right hand side and passing the left turn for The Mount Close to the left and Tithe Meadows to the right, take the next left turn into Oak Tree Close. Follow the roundabout around to the right and at the end of the close the driveway for no.23 will be found in the left hand corner.



Approximate Gross Internal Floor Area :  
Total 122.15 sq m / 1315 sq ft



Ground Floor

EPC: D59.

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: 23OTCB0121023 HPI ©2023 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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