



24 CABRERA AVENUE

VIRGINIA WATER

BUCKINGHAMS





# 24 Cabrera Avenue

Virginia Water • Surrey • GU25 4EZ

£765,000

Freehold

A well presented semi-detached family home which has been significantly extended to provide bright, spacious & adaptable accommodation, enjoying private rear gardens adjoining woodland.



- SPACIOUS EXTENDED FAMILY HOME
- THREE BRIGHT RECEPTION ROOMS
- DRIVEWAY PROVIDING AMPLE PARKING
- LONDON WATERLOO FROM 42 MINS
- FOUR BEDROOMS, MASTER EN SUITE
- REAR GARDEN ADJOINING WOODLAND
- WALKING DISTANCE TO VILLAGE CENTRE & RAIL STATION
- COUNCIL TAX BAND E, ALL MAINS SERVICES

RECEPTION HALL • CLOAKROOM • SITTING ROOM • DINING ROOM • FAMILY ROOM/5TH BEDROOM • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE BATHROOM • THREE FURTHER BEDROOMS • FAMILY BATHROOM • LARGE DRIVEWAY PROVIDING AMPLE PARKING • PRIVATE REAR GARDEN ADJOINING WOODLAND



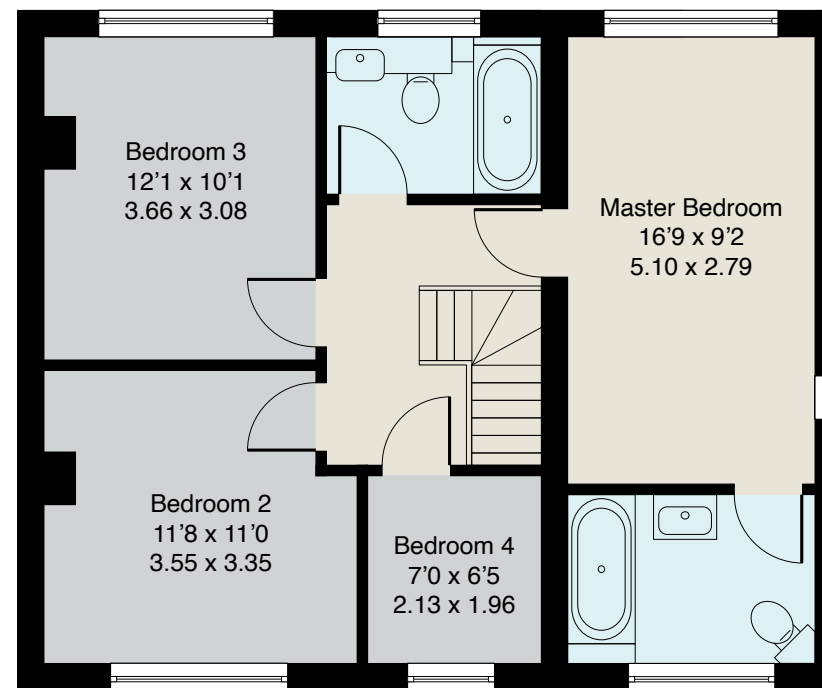
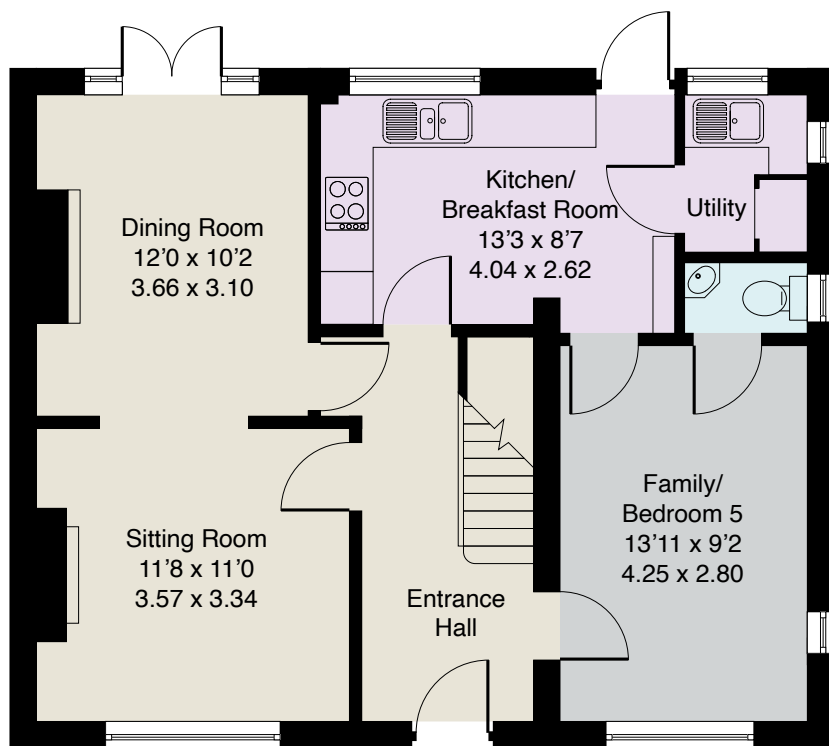
## Description

This is a well designed home which has been extended over two floors to create superb family & entertaining space over two floors; the rear garden extends to over 85 feet and enjoys a lovely outlook, backing onto Cabrera Trust woodland and the location is ideal, being a quiet, popular residential road just a short walk to local shops and within of Virginia Water village centre & rail station.

## Directions

From our offices on Station Road, Virginia Water turn right onto Christchurch Road and at the traffic lights just after passing the rail station turn right onto Trumpsgreen Road. Proceed down the hill, pass under the two rail bridges and just before the parade of shops on the right turn right into Beechmont Road. At the end of the straight follow the road around to the left where it becomes Cabrera Avenue; no.24 will be found on the right hand side.

**Approximate Gross Internal Floor Area :**  
 Ground Floor 62.78 sq m / 676 sq ft  
 First Floor 62.78 sq m / 676 sq ft  
**Total 125.60 sq m / 1352 sq ft**



EPC: C71.

**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: 24CAB012808243 HPI ©2024 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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