



17 TITHE MEADOWS

VIRGINIA WATER

BUCKINGHAMS



# 17 Tithe Meadows

Virginia Water • Surrey • GU25 4EU

£799,950 Freehold

A well proportioned four bedroom detached family home with a part walled private rear garden, situated in a quiet road close to local amenities and within easy walking distance of the village centre; no onward chain.

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| <ul style="list-style-type: none"> <li>• SPACIOUS DETACHED FAMILY HOME</li> <li>• LARGE KITCHEN/BREAKFAST ROOM</li> <li>• SOUGHT AFTER DEVELOPMENT</li> <li>• AVAILABLE WITH NO ONWARD CHAIN</li> </ul> | <ul style="list-style-type: none"> <li>• FOUR BEDROOMS, MASTER EN SUITE</li> <li>• DRIVEWAY PARKING, TWO SINGLE GARAGES</li> <li>• VILLAGE CENTRE &amp; RAIL STATION 0.5 MILES APPROX</li> <li>• COUNCIL TAX BAND G, ALL MAINS SERVICES</li> </ul> |
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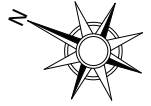
RECEPTION HALL • LIVING ROOM OPEN TO DINING ROOM • LARGE KITCHEN/BREAKFAST ROOM • UTILITY ROOM • CLOAKROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER BEDROOMS • FAMILY BATHROOM, TWO PLUS CAR DRIVEWAY • TWO SINGLE GARAGES • FRONT & REAR GARDENS

## Description

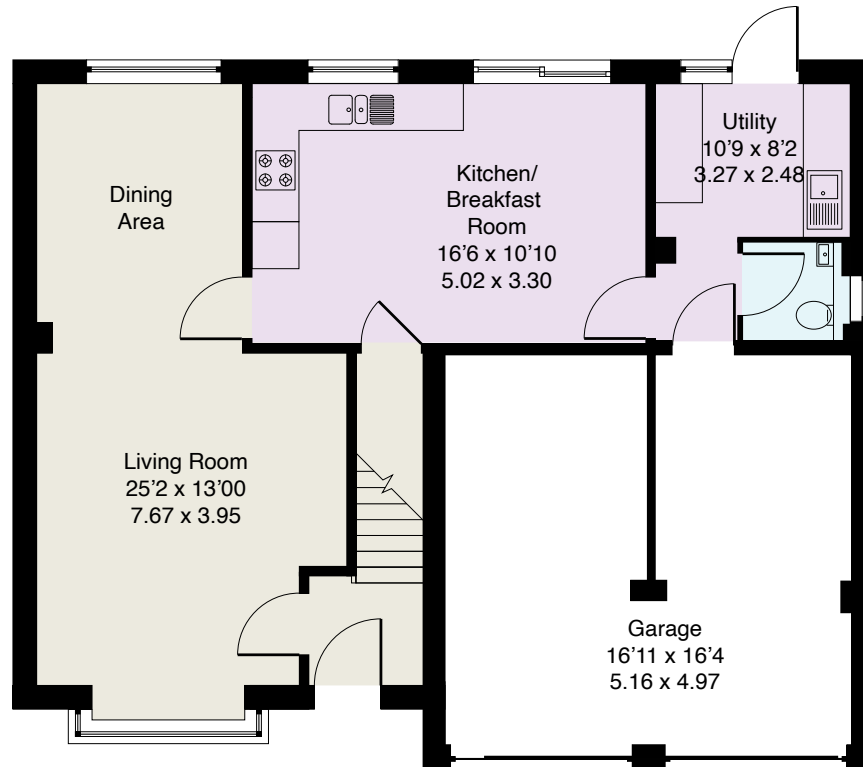
17 Tithe Meadows is a well designed family home offering spacious living accommodation; the property has been the subject of refurbishment works including replacement windows, refitted kitchen, utility room, cloakroom & en suite shower room although it would benefit from some further works. The location is ideal, being in a very quiet close & with the King George V recreation ground just a minutes' walk away, local shops within a few minutes' stroll and village centre shops, restaurants and rail station within half a mile.

## Directions

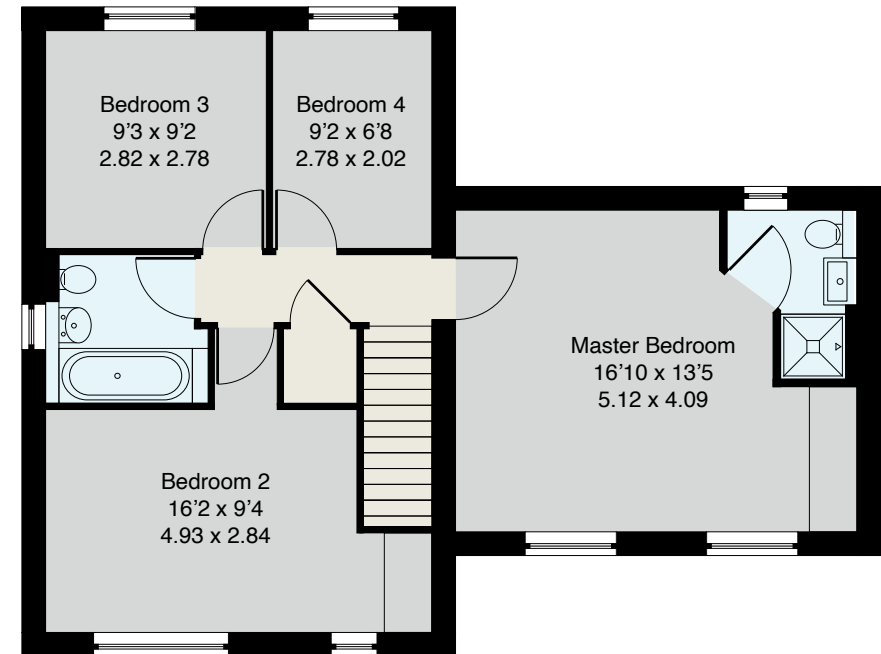
From our offices on Station Approach, Virginia Water turn right onto Christchurch Road and after passing the rail station on the right, at the traffic lights turn right onto Trumpsgreen Road. Proceed down the hill, pass the parade of shops on the right and after passing the right hand turning for Crown Road, take the next right turn into Tithe Meadows. Follow the road around and no.17 will be found on the right.



**Approximate Gross Internal Floor Area :**  
Ground Floor 84.63 sq m / 911 sq ft  
First Floor 59.94 sq m / 645 sq ft  
**Total 144.57 sq m / 1556 sq ft**



**Ground Floor**



**First Floor**

EPC: D65.  
All Mains Services.

**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: 17TMB011103243 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.



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