



7 CHAPEL SQUARE

VIRGINIA PARK

BUCKINGHAMS





# 7 Chapel Square

Virginia Water • Surrey • GU25 4SZ

£795,000 Freehold

A lovely two storey three bedroom townhouse which has been renovated in recent years to provide truly excellent quality accommodation, enjoying a private rear courtyard garden and outstanding communal facilities on the exclusive Virginia Park gated development.



- |                                       |  |
|---------------------------------------|--|
| • SUPERB TWO STOREY TOWNHOUSE         | • DOUBLE GARAGE WITH LARGE STORE ROOM                |
| • UPGRADED TO AN EXCEPTIONAL STANDARD | • EXTENSIVE GROUNDS, PLAY AREA, SOCIAL CLUB          |
| • OPEN PLAN LIVING/DINING ROOM        | • 24 HR SECURITY, INDOOR POOL, JACUZZI, TENNIS COURT |
| • THREE BEDROOMS, MASTER EN SUITE     | • CLOSE TO VILLAGE CENTRE SHOPS & RESTAURANTS        |
| • SHOWER ROOM, GUEST CLOAKROOM        | • COUNCIL TAX BAND G, ALL MAINS SERVICES             |
| • PRIVATE WALLED GARDEN               | • 2024 SERVICE CHARGE £4,940                         |

RECEPTION HALL • CLOAKROOM • SUPERB KITCHEN/BREAKFAST ROOM • LIVING ROOM OPEN TO DINING ROOM • MASTER BEDROOM WITH EN SUITE BATHROOM • TWO FURTHER BEDROOMS (ALL BEDROOMS WITH FITTED WARDROBES) • SHOWER ROOM • DRIVEWAY TO DOUBLE GARAGE • LARGE STORE ROOM • WALLED COURTYARD GARDEN

## Description

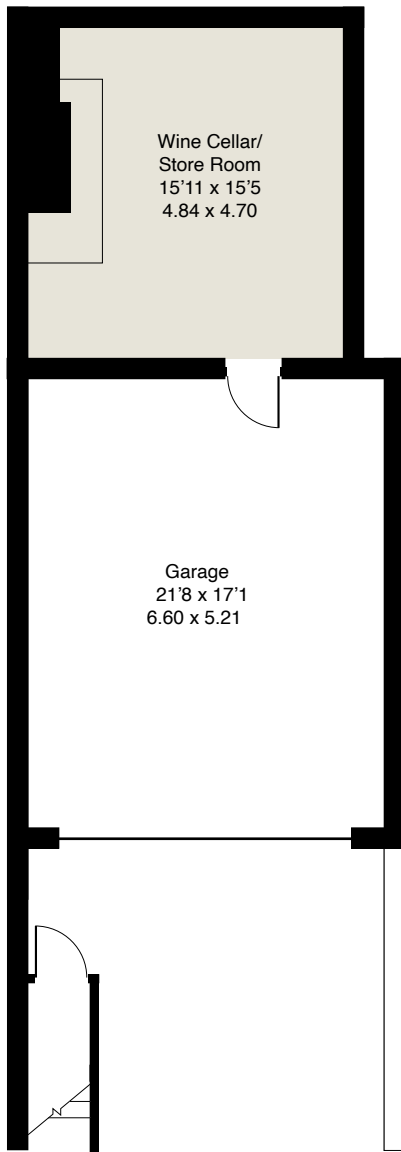
7 Chapel Square is a lovely home; having been renovated by the current owners to an excellent standard including Clive Christian kitchen, bathroom, shower room and built-in wardrobes. The living area consists of a split-level dining and lounge area leading onto a paved and low maintenance courtyard garden. The property overlooks the Chapel on the quiet and pretty "Chapel Square" located on the gated Virginia Park private estate. With 24 hour manned security, an indoor swimming pool, jacuzzi, tennis court, play area and beautifully maintained communal gardens, Virginia Park offers all year round comfort and security in a delightful environment as well as being the perfect lock-up & leave home.

Virginia Water village is just a short walk away and offers a good range of shops and restaurants as well as the mainline station serving London Waterloo from 43 minutes. Wentworth Golf Course, Windsor Great Park and Virginia Water lake are also close by. Heathrow Airport is near enough for convenience and schools are in close proximity.

## Directions

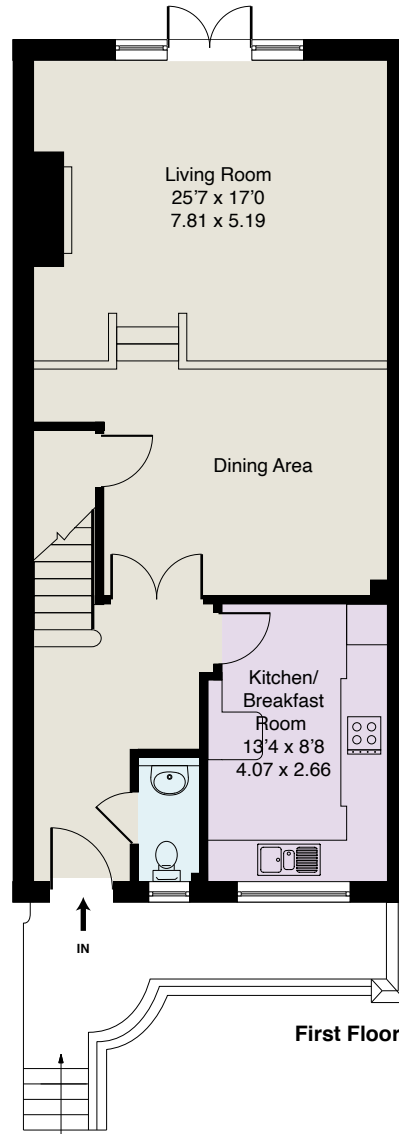
From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after crossing the rail bridge turn left into the walled and gated entrance to Virginia Park; the guards will direct you from there.





**Ground Floor**

EPC - C70.



**First Floor**



**Second Floor**

**Approximate Gross Internal Floor Area :**

Ground Floor	58 sq m / 634 sq ft
First Floor	63 sq m / 675 sq ft
Second Floor	63 sq m / 675 sq ft
<b>Total</b>	<b>184 sq m / 1984 sq ft</b>

**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: 7CSB010405242 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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