



27 THE ORCHARD  
VIRGINIA WATER

**BUCKINGHAMS**



# 27 The Orchard

Virginia Water • Surrey • GU25 4DT

£525,000 Freehold

A well-presented two double bedroom end terrace house with a private rear garden, in a highly convenient location just a short stroll to the village centre and available for sale with no onward chain.

- END TERRACE HOME IN POPULAR LOCATION
- TWO DOUBLE BEDROOMS, ONE EN SUITE
- WELL MAINTAINED PRIVATE GARDEN
- CLOSE TO VILLAGE CENTRE & RAILWAY STATION
- WELL FITTED KITCHEN
- LARGE LIVING/DINING ROOM
- LONDON WATERLOO FROM 43 MINS
- COUNCIL TAX BAND E

RECEPTION HALL • FITTED KITCHEN • LARGE LIVING/DINING ROOM OPENING OUT ONTO THE REAR GARDEN • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • SECOND DOUBLE BEDROOM • FURTHER BATHROOM • REAR GARDEN WITH GARDEN ROOM • TWO PARKING SPACES TO THE FRONT

## Description

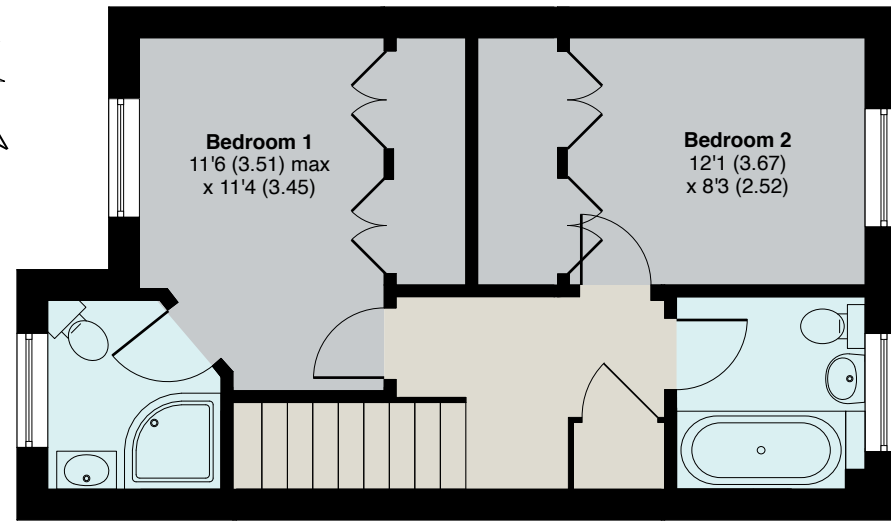
27 The Orchard is an impressive two double bedroom end of terrace home situated close to the heart of the village, with all the shops, restaurants and the mainline rail station within a few minutes' walk; the property has been updated to a very good standard including a well maintained garden and garden room.

## Directions

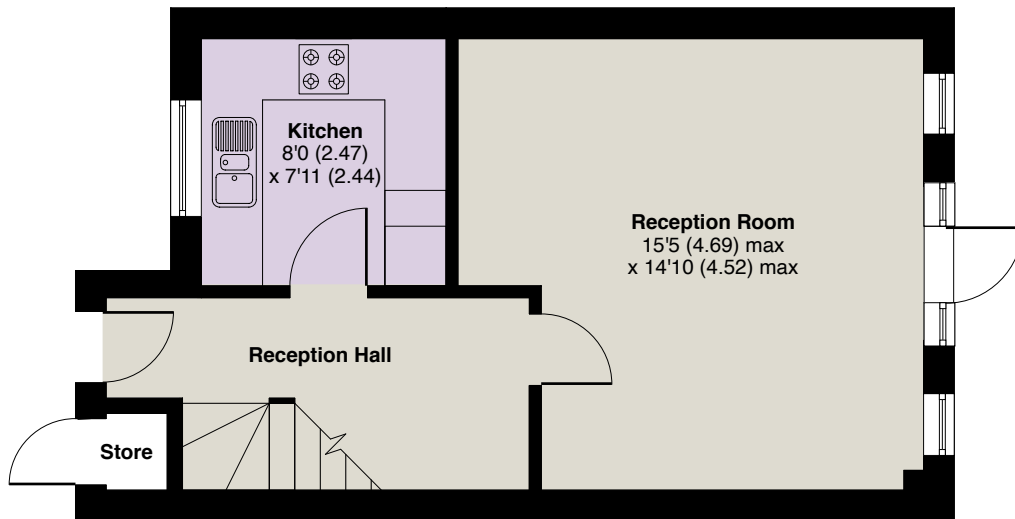
From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road, pass the rail station on the right and at the junction proceed straight over the traffic lights onto Sandhills Lane. Take the second right hand turn into The Orchard, bear immediately right then turn left where no.27 will be found a short distance along on the right.

**Approximate Gross Internal Floor Area :**

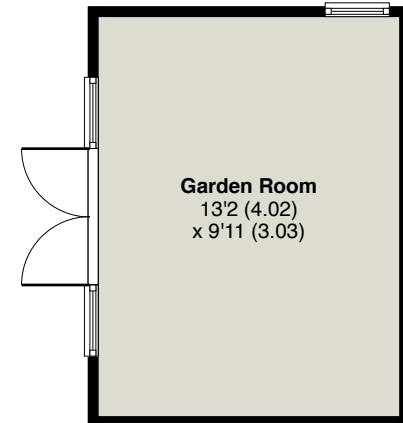
Main House 69.26 sq m / 746 sq ft  
Garden Room 12.18 sq m / 131 sq ft  
**Total 81.44 sq m / 877 sq ft**



**FIRST FLOOR**



**GROUND FLOOR**



EPC: C73.  
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: 7TOB011005243 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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