



HIGH HAVEN
VIRGINIA WATER

BUCKINGHAMS



High Haven

Trumpsgreen Road • Virginia Water • GU25 4HX

£950,000 Freehold

An excellently presented four bedroom detached family home which has been extended and upgraded throughout to provide superb living accommodation, enjoying a large sunny rear garden.

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| • SPACIOUS FOUR BEDROOM DETACHED HOME | • LONDON WATERLOO FROM 42 MINS |
| • AMPLE DRIVEWAY PARKING, GARAGE | • BRIGHT, AIRY LIVING SPACE |
| • EASY ACCESS TO LOCAL FACILITIES | • LARGE REAR GARDEN, 0.15 ACRE PLOT |
| • VILLAGE SHOPS, RESTAURANTS, RAIL STATION 1 MILE | • COUNCIL TAX BAND F, ALL MAINS SERVICES |

ENTRANCE HALL • RECEPTION HALL • CLOAKROOM • SITTING/DINING ROOM • KITCHEN/BREAKFAST ROOM OPEN TO FAMILY ROOM • STUDY • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • AMPLE DRIVEWAY PARKING • SINGLE GARAGE • MATURE GARDENS

Description

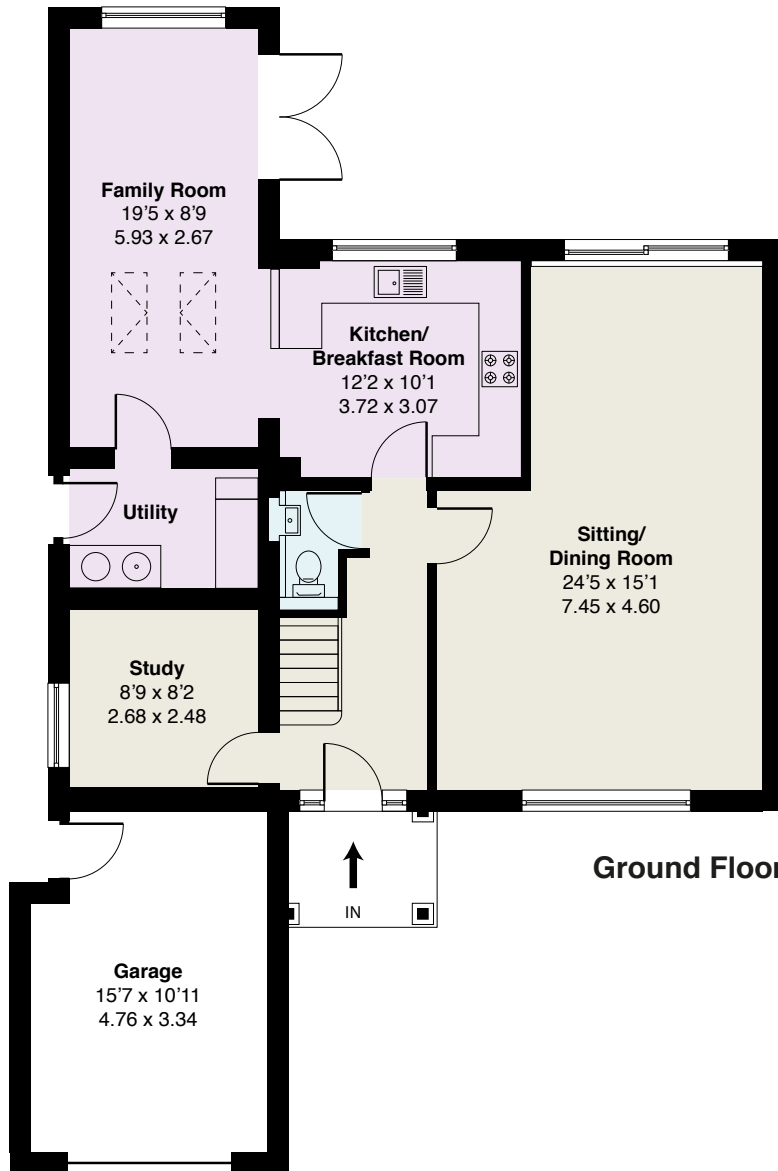
High Haven is a very well planned home; the bright, spacious ground floor provides adaptable family areas plus a good study ideal as a home office, the first floor offers four large bedrooms and the large garden ideal for family life & entertaining alike.

The location is also ideal, being literally a stones' throw from the King George V Recreation Ground with tennis courts, childrens' play area and football pitch, local shops on Trumpsgreen Road are a short walk and Virginia Water village centre shops, restaurants and rail station are within a mile; this property represents an excellent opportunity.

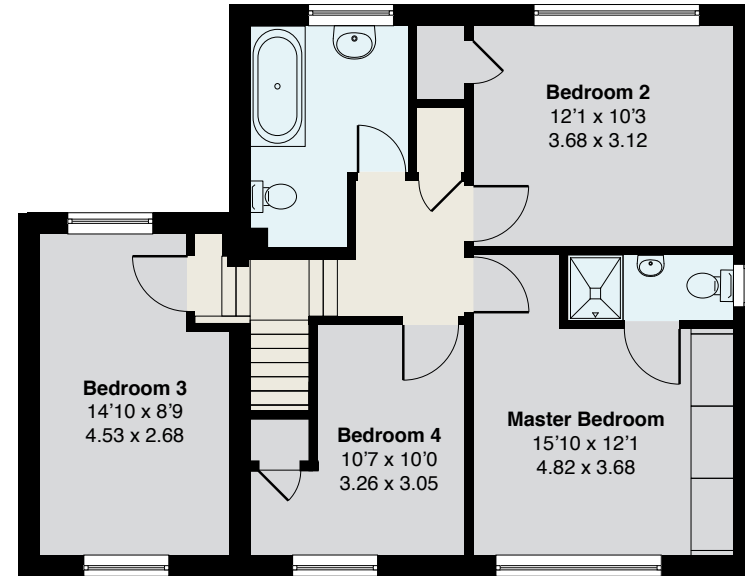
Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the first exit onto Wellington Avenue. At the junction at the end, turn left onto Trumpsgreen Road; High Haven will be found a short way down on the left.

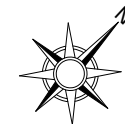
Approximate Gross Internal Floor Area :
 Ground Floor 97.66 sq m / 1051.20 sq ft
 First Floor 64.14 sq m / 690.40 sq ft
Total 161.80 sq m / 1741.60 sq ft



Ground Floor



First Floor



EPC: D66.

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: HHB011609243 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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