



3 HOLLOWAY DRIVE

VIRGINIA PARK

BUCKINGHAMS





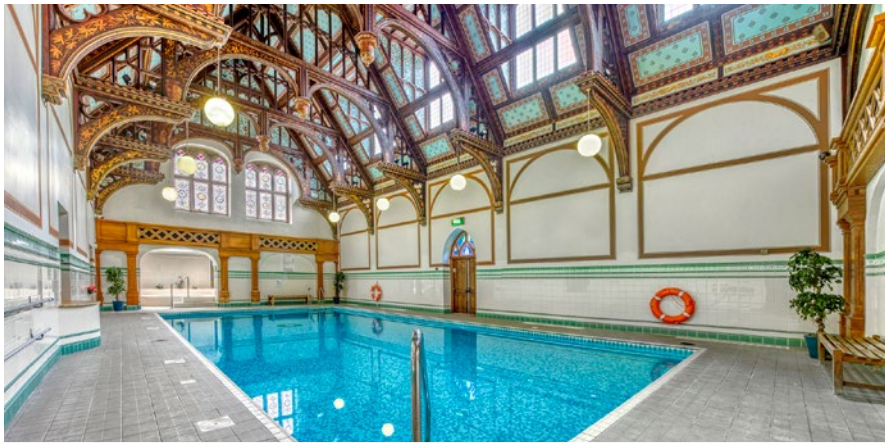
# 3 Holloway Drive

Virginia Water • Surrey

GU25 4SY

£960,000

Freehold



A well presented middle townhouse offering spacious family accommodation over three floors and a private rear garden, on the highly sought after Virginia Park gated development.

- |  |                                 |
|--|---------------------------------|
| • MODERNISED TOWNHOUSE WITH NO CHAIN               | • THREE RECEPTION ROOMS         |
| • THREE/FOUR BEDROOMS, MASTER EN SUITE             | • 2025 SERVICE CHARGE £5,156.07 |
| • 24 HOUR SECURITY, TENNIS COURT, INDOOR POOL, GYM | • LONDON WATERLOO FROM 42 MINS  |
| • SHORT WALK TO VILLAGE CENTRE & RAIL STATION      | • COUNCIL TAX BAND G            |

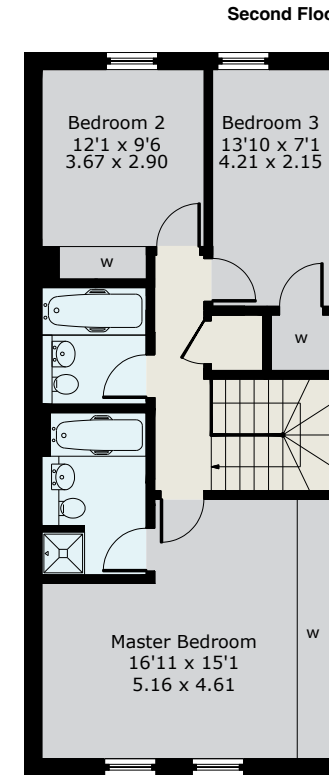
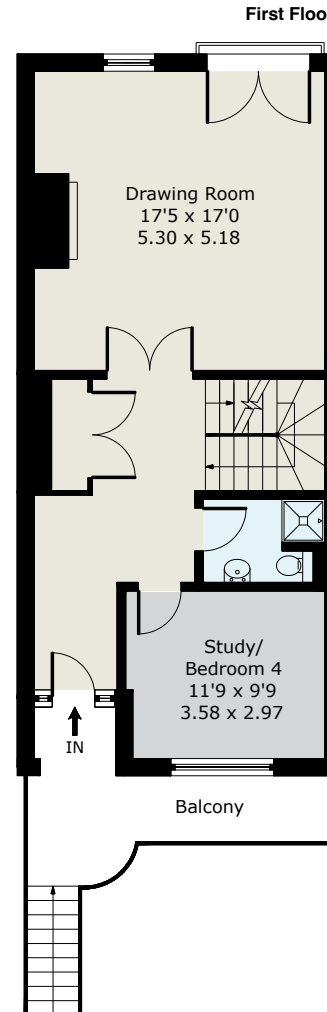
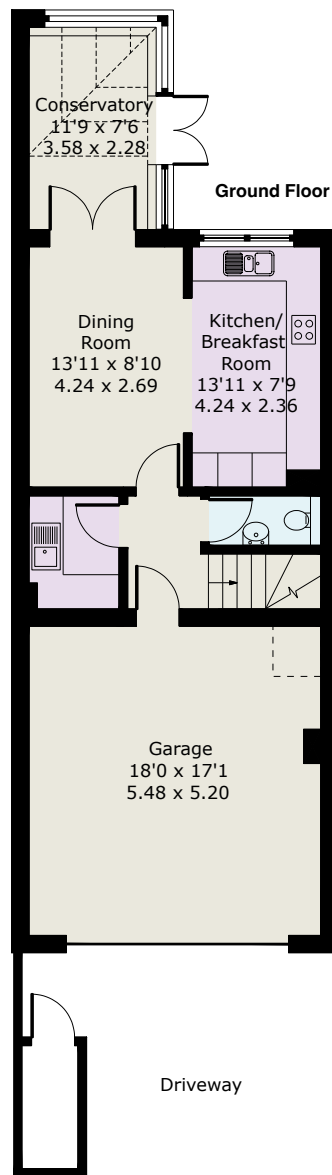
RECEPTION HALL • DRAWING ROOM • DINING ROOM • KITCHEN • CONSERVATORY  
 • MASTER BEDROOM WITH EN SUITE BATH & SHOWER ROOM • TWO FURTHER  
 BEDROOMS • BATHROOM, STUDY/4TH BEDROOM WITH ADJACENT CLOAK/SHOWER  
 ROOM • INTEGRAL DOUBLE GARAGE • GARDEN • SUPERB COMMUNAL FACILITIES

## Description

Virginia Park is an ideal location, being set in the heart of the village within a short stroll of shops, restaurants and Virginia Water rail station serving London Waterloo; the estate enjoys lovely landscaped communal grounds and benefits from 24 hour security and excellent facilities including outdoor tennis court plus, in the impressive Grade I Listed Crossland House, an indoor heated swimming pool and gymnasium.

## Directions

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



**Approximate Gross Internal Floor Area :**

Ground Floor	74 sq m / 802 sq ft
First Floor	61 sq m / 654 sq ft
Second Floor	63 sq m / 678 sq ft
<b>Total</b>	<b>198 sq m / 2100 sq ft</b>

EPC: D67.  
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: 3HB011509142 HPI ©2025 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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