



18 CROWN ROAD

VIRGINIA WATER

BUCKINGHAMS



18 Crown Road

Virginia Water • Surrey • GU25 4HT

£1,095,000

Freehold

A superbly presented five bedroom detached family home providing excellent open plan living space and enjoying a very large rear garden backing onto woodland, available with no onward chain.

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| • DETACHED FAMILY HOME IN POPULAR LOCATION | • 5 BEDROOMS, 3 BATH/SOWER ROOMS |
| • AMPLE DRIVEWAY PARKING, VERY LARGE GARAGE | • IMPRESSIVE GARDEN, 0.38 ACRE PLOT |
| • AVAILABLE WITH NO ONWARD CHAIN | • WALKING DISTANCE TO SHOPS & RAIL STATION |
| • LONDON WATERLOO FROM 42 MINS | • COUNCIL TAX BAND G, ALL MAINS SERVICES |

RECEPTION HALL • CLOAKROOM/SOWER ROOM • SITTING ROOM • DINING ROOM • FAMILY ROOM • KITCHEN/ BREAKFAST ROOM • PRINCIPAL BEDROOM WITH EN SUITE SOWER ROOM • FOUR FURTHER BEDROOMS • FAMILY BATHROOM • LARGE PRIVATE REAR GARDEN • LARGE INTEGRAL GARAGE • AMPLE DRIVEWAY PARKING

Description

Situated on a sought after residential road, this large detached home offers spacious and adaptable accommodation over two floors designed to suit the needs of modern family life. The ground floor features a welcoming entrance hall, a bright sitting room open to a large dining room, a well appointed kitchen/breakfast room & a versatile family room that opens directly onto the impressive garden which enjoys a lovely outlook over Cabrera Trust woodland. The integral garage is so large that, subject to the relevant permissions, a purchaser could convert a lot of this area into further living accommodation if required.

To the first floor are five bedrooms, four of them very spacious double including a superb principal bedroom with en suite shower room, plus an additional family bathroom.

In our view the amount of space on offer both internally & externally makes this home an excellent option for any family.

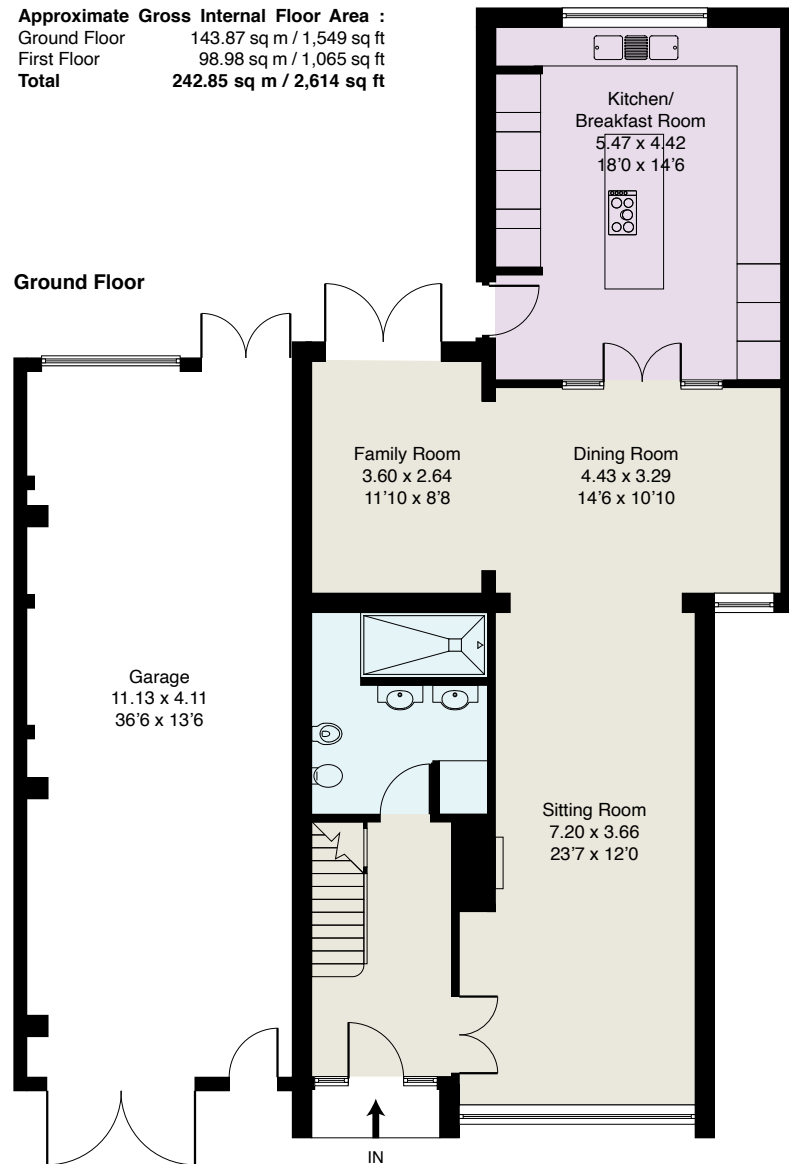
Directions

From our offices on Station Approach, Virginia Water turn left onto Christchurch Road and at the roundabout take the first exit onto Wellington Avenue; after approximately two thirds of a mile turn left into Crown Road, where no.18 will be found a short distance down on the left hand side.

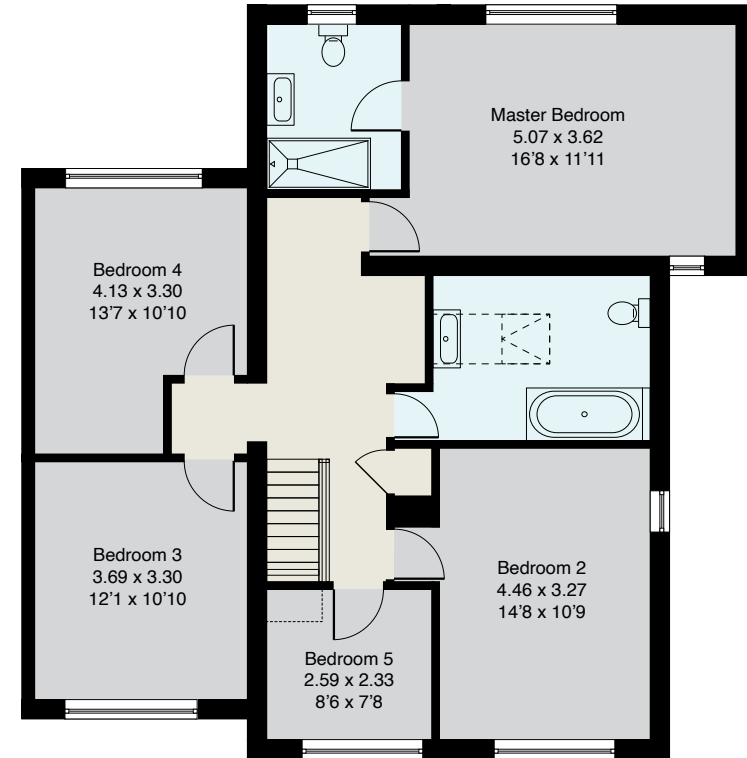
Approximate Gross Internal Floor Area :
 Ground Floor 143.87 sq m / 1,549 sq ft
 First Floor 98.98 sq m / 1,065 sq ft
Total 242.85 sq m / 2,614 sq ft



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: 18CR1711243 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.

01344 845050

6 STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sales@buckinghamams.com • www.buckinghamams.com

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