



45 TROTSWORTH AVENUE

VIRGINIA WATER

BUCKINGHAMS



45 Trotsworth Avenue

Virginia Water • Surrey

GU25 4AN

£1,495,000

Freehold

A stylish four/five bedroom detached home enjoying exceptional living accommodation, situated in a highly sought after location in the heart of the village.

- FANTASTIC CONTEMPORARY FAMILY HOME
- TWO EN SUITE SHOWER ROOMS
- EXCELLENT OPEN PLAN LIVING SPACE
- IN THE HEART OF THE VILLAGE
- FOUR/FIVE DOUBLE BEDROOMS
- BEAUTIFUL KITCHEN/BREAKFAST ROOM
- PRIVATE REAR GARDEN
- LONDON WATERLOO FROM 44 MINUTES

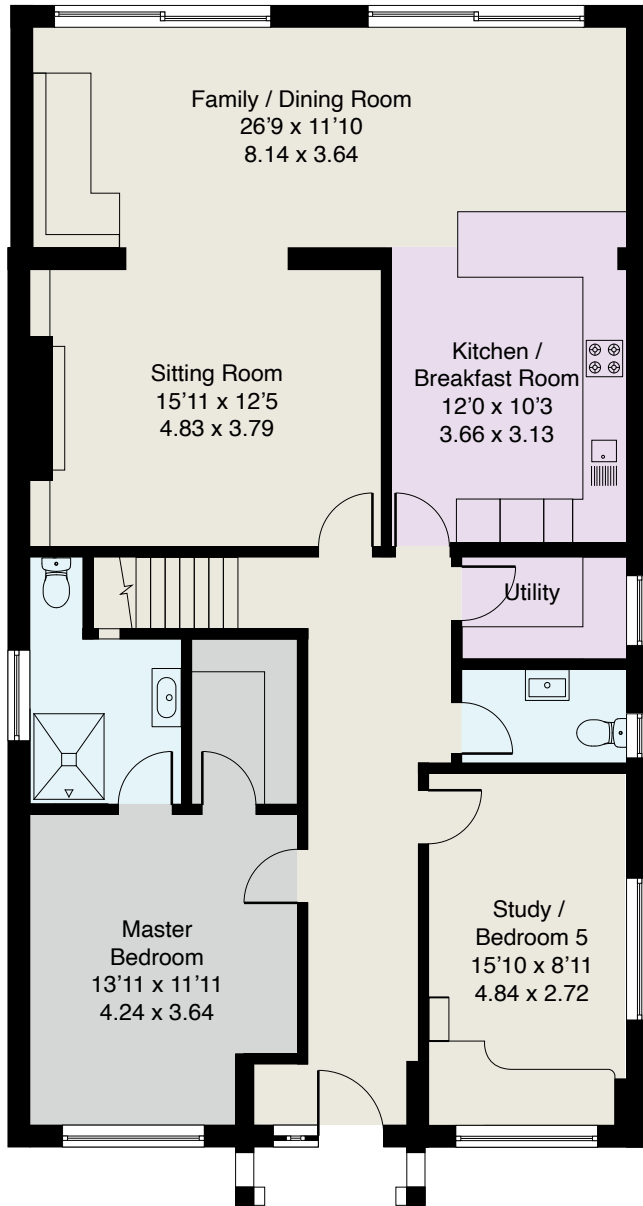
RECEPTION HALL • CLOAKROOM • SITTING ROOM • FAMILY ROOM OPEN TO DINING ROOM • SUPERB KITCHEN/BREAKFAST ROOM • UTILITY ROOM • MASTER & GUEST BEDROOM SUITES • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • STUDY/DOUBLE BEDROOM FIVE • LARGE MATURE GARDEN • DRIVEWAY PARKING
HIGHLY CONVENIENT LOCATION • ONLY TEN MINUTES' DRIVE FROM M25 (J11 OR J13)

Description

45 Trotsworth Avenue has been extended and completely renovated by the current owners to provide a truly outstanding modern family home; the location could not be better, being in a quiet residential road yet just a short stroll from village centre shops, restaurants & rail station. This excellent property really is a 'must see'.

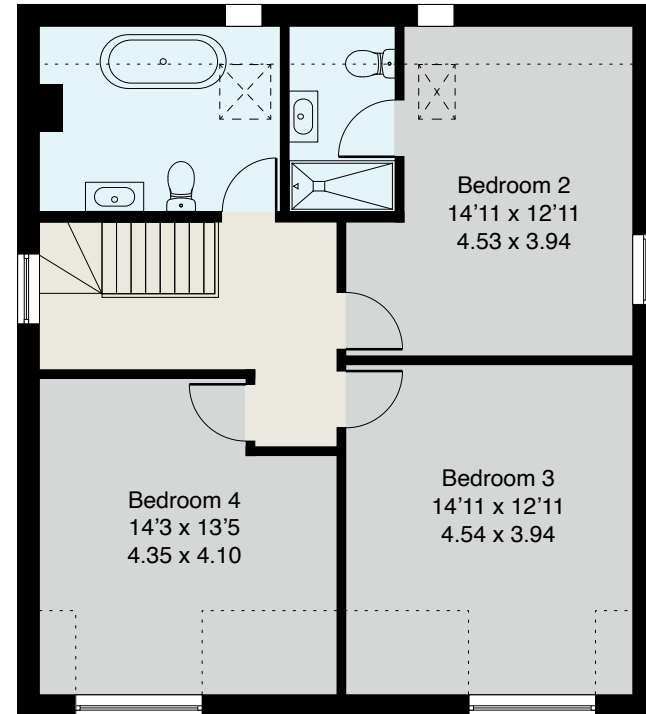
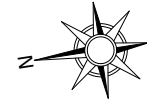
Directions

From our office in Station Approach, Virginia Water, turn left onto Christchurch Road and then immediately right into Gorse Hill Lane. Having passed through the Wentworth Estate access barrier turn right into Trotsworth Avenue. Continue to the T-Junction, turn right and No.45 will be found on the left hand side.



Approximate Gross Internal Floor Area :

Ground Floor	123 sq m / 1329 sq ft
First Floor	65 sq m / 702 sq ft
Total	188 sq m / 2031 sq ft



EPC: D67.
All Main Services
Council Tax Band F

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: 45TAB010511193 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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