



2 BLACK LAKE CLOSE

EGHAM

BUCKINGHAMS



2 Black Lake Close

Egham • Surrey

TW20 9UU

£1,195,000

Freehold

An outstanding character home which has been altered & updated to an excellent standard to create superb family accommodation, enjoying private walled gardens & indoor swimming pool.



- WONDERFUL CHARACTER FAMILY HOME
- PLAN KITCHEN/DINING & LIVING ROOM
- SIX BEDROOMS IF REQUIRED
- INDOOR HEATED SWIMMING POOL
- VIRGINIA WATER & EGHAM CENTRES 1 MILE APPROX
- HIGHLY SPACIOUS, ADAPTABLE ACCOMMODATION
- BEAUTIFUL WALLED GARDEN, GARAGE
- TRAINS TO LONDON WATERLOO FROM 43 MINS

RECEPTION HALL • CLOAK/SHOWER ROOM • STUDY • KITCHEN/DINING ROOM OPEN TO LIVING ROOM
• UTILITY ROOM • MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE BATH & SHOWER ROOM
• GROUND FLOOR DOUBLE BEDROOM/SITTING ROOM • FOUR FIRST FLOOR BEDROOMS • SHOWER ROOM & CLOAKROOM • DETACHED INDOOR HEATED SWIMMING POOL • LANDSCAPED WALLED GARDEN • SINGLE GARAGE • THREE CAR PARKING BAY PLUS FURTHER PARKING • OUTBUILDINGS

Description

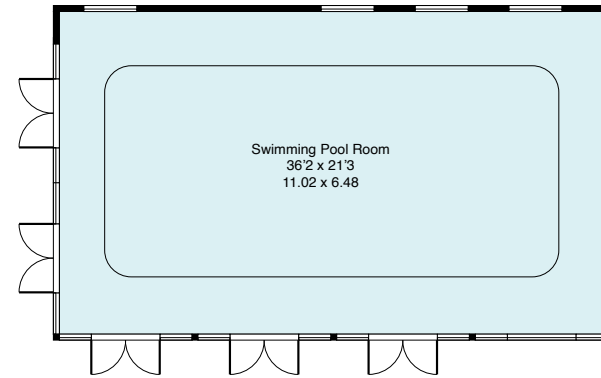
2 Black Lake Close is a truly unique offering; the current owners have transformed the accommodation of this characterful building to provide outstanding space including an excellent open plan kitchen/dining/living room and a superb master bedroom suite, the detached pool house with 10m x 5m pool is superb and the private walled gardens are a delight. This lovely home in our opinion truly is a 'must see'.

Directions

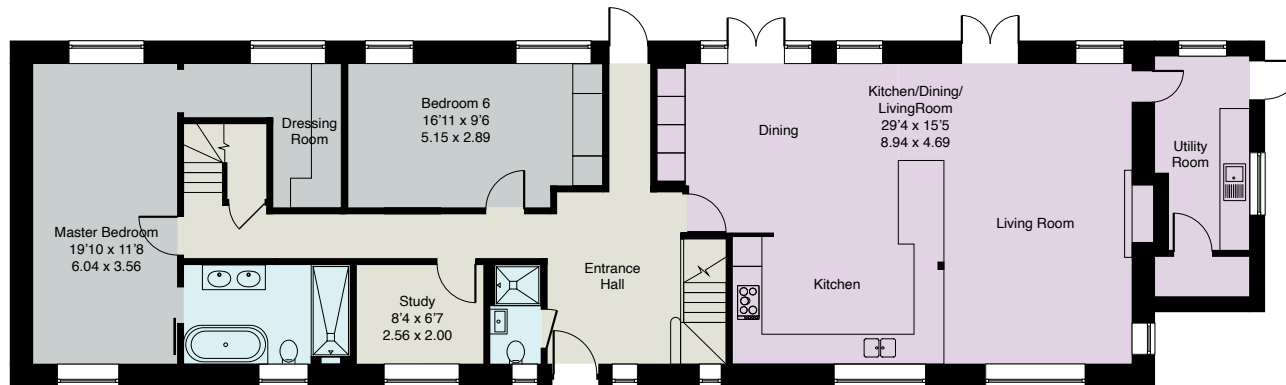
From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after passing the rail station turn left at the traffic lights onto Stroude Road. Follow the road for approximately one mile and turn right into Black Lake Close (just before Great Fosters Hotel) where no.2 will be found on the left hand side.



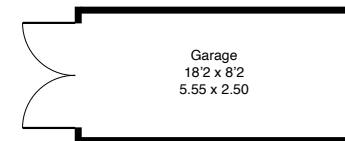
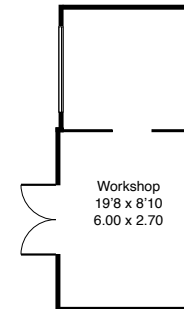
Approximate Gross Internal Floor Area :	
Ground Floor	144 sq m / 1555 sq ft
First Floor	49 sq m / 527 sq ft
Pool House	71 sq m / 764 sq ft
Garage	14 sq m / 151 sq ft
Workshop	16 sq m / 172 sq ft
Total	294 sq m / 3169 sq ft



First Floor



Ground Floor



EPC: C71.
Council Tax Band H
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: 31HCB01190625 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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