



56 SIMONS WALK
ENGLEFIELD GREEN

BUCKINGHAMS



56 Simons Walk

Englefield Green • Surrey • TW20 9SQ

£1,325,000 Freehold

A very well presented five bedroom detached family house situated in this popular residential road and occupying gardens approaching a quarter of an acre.

- | | |
|----------------------------|-------------------------------------------|
| • FIVE BEDROOMS IN TOTAL | • IMPRESSIVE KITCHEN/BREAKFAST ROOM |
| • THREE RECEPTION ROOMS | • MASTER BEDROOM WITH STYLISH EN-SUITE |
| • STUDY AREA | • BEDROOM TWO WITH EN- SUITE SHOWER ROOM |
| • WELCOMING RECEPTION HALL | • EASY ACCESS TO ACS INTERNATIONAL SCHOOL |

GENEROUS ENTRANCE HALL • CLOAKROOM • DRAWING ROOM • STUDY AREA • DINING ROOM
• FAMILY ROOM • SUPERB KITCHEN/BREAKFAST ROOM • GARAGE WITH UTILITY AREA • TWO
DOUBLE BEDROOMS WITH EN SUITES • THREE FURTHER DOUBLE BEDROOMS • FAMILY
BATHROOM • TWO STORAGE ROOMS • PRIVATE SOUTH WESTERLY ASPECT REAR GARDEN

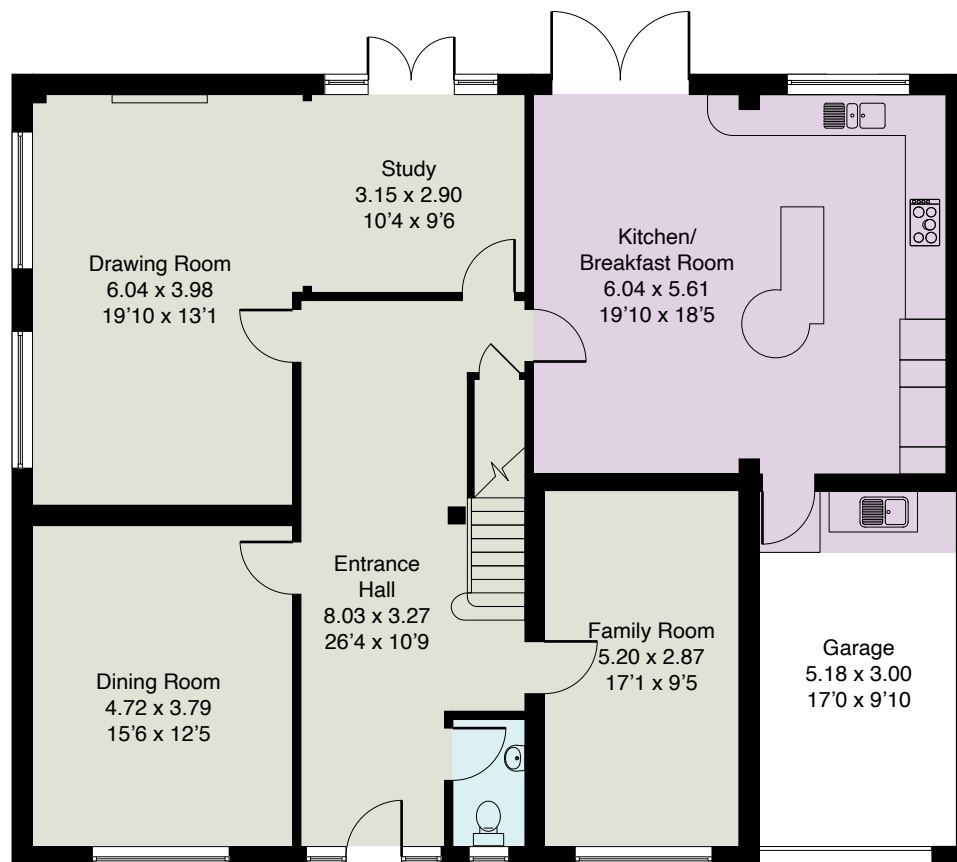
Description

A very well presented five bedroom detached family house situated in this popular residential road close to Englefield Green village and within two miles of Virginia Water train station. The property occupies a plot of approximately 1/4 acre and also benefits from three reception rooms, a study area, kitchen/dining/family room, family bathroom, two en-suite shower rooms, cloakroom, garage with utility area, gated driveway for several vehicles and a private south westerly facing garden.

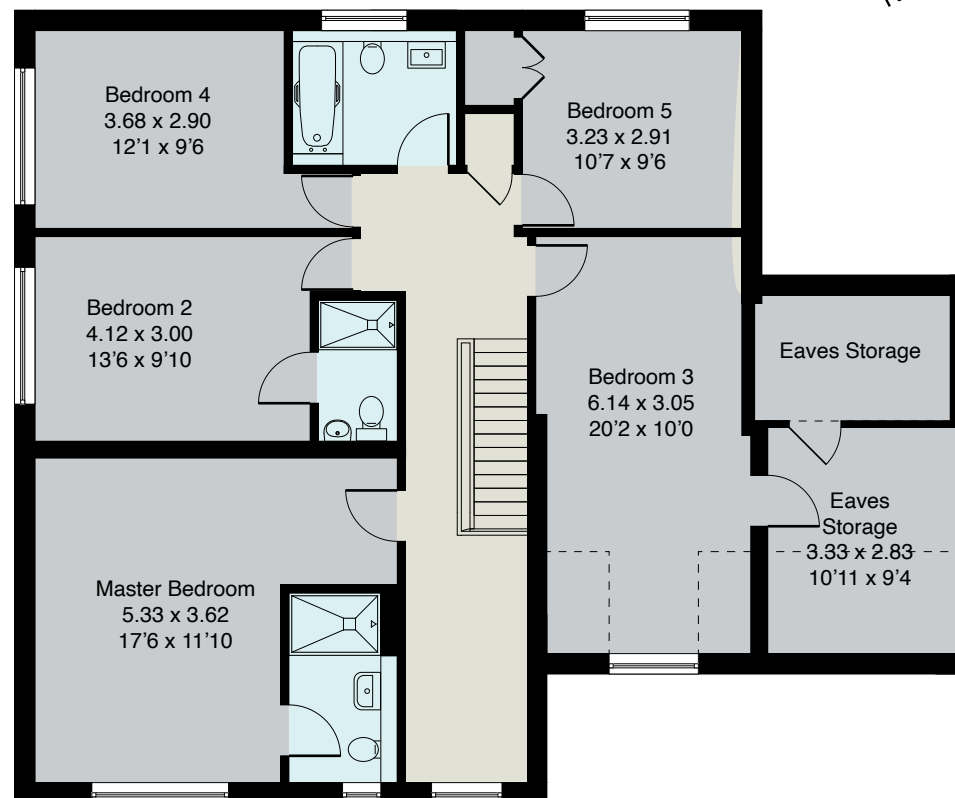
Directions

From our offices on Station Approach, Virginia Water turn left onto Christchurch Road and at the roundabout take the fourth exit onto Callow Hill. Continue up Callow Hill which becomes Bakeham Lane. After approximately 1.7 miles turn left into Simons Walk and number 56 will be found immediately on your left hand side.

Approximate Gross Internal Floor Area :
 Ground Floor 150 sq m / 1610 sq ft
 First Floor 112 sq m / 1206 sq ft
Total 262 sq m / 2816 sq ft



Ground Floor



First Floor

EPC: C73
 Council Tax Band G
 ALL MAIN 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: 56SWB011510252 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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