



55 VICTORIA STREET
ENGLEFIELD GREEN

BUCKINGHAMS



55 Victoria Street

Englefield Green • Surrey • TW20 0QX

£1,175,000 • Freehold

Significantly larger internally than apparent from outside, a spacious detached property currently occupied as two large apartments (ground floor apartment plus a first floor annexe) but which could equally be occupied very easily as a family home.

The location is exceptionally private and yet could not be more convenient, tucked away towards the end of a private drive providing access to a small number of properties in the centre of the village and therefore within a very short stroll of local shops, eateries, restaurants and other services including the local medical practice.

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|---|--------------------------------------|
| • FOUR DOUBLE BEDROOMS (TWO GROUND FLOOR) | • SECLUDED REAR GARDEN |
| • FIVE BATH/SHOWER ROOMS (THREE EN-SUITE) | • ADDITIONAL STUDIO APARTMENT |
| • PRIVATE CENTRAL VILLAGE LOCATION | • LONDON WATERLOO 42 MINS FROM EGHAM |
| • FIVE RECEPTION ROOMS | • M25 (J13) – FIVE MINUTES' DRIVE |
| • MAIN HOUSE - COUNCIL TAX BAND F | • ANNEXE – COUNCIL TAX BAND A |

GROUND FLOOR

RECEPTION HALL • IMPRESSIVELY SPACIOUS LIVING/DINING ROOM • STUDY • SITTING ROOM • LARGE KITCHEN • UTILITY ROOM • DOUBLE BEDROOM WITH BATHROOM EN-SUITE • SECOND BEDROOM WITH SHOWER ROOM EN-SUITE • FAMILY BATHROOM

FIRST FLOOR ANNEXE APARTMENT

RECEPTION/DINING AREA • LIVING ROOM OVERLOOKING REAR GARDEN • MAIN DOUBLE BEDROOM WITH SHOWER ROOM EN-SUITE • SECOND BEDROOM/STUDY • KITCHEN • SECOND SHOWER ROOM

STUDIO APARTMENT

LIVING ROOM • KITCHENETTE • SHOWER ROOM

DRIVEWAY PARKING • SECLUDED REAR GARDEN

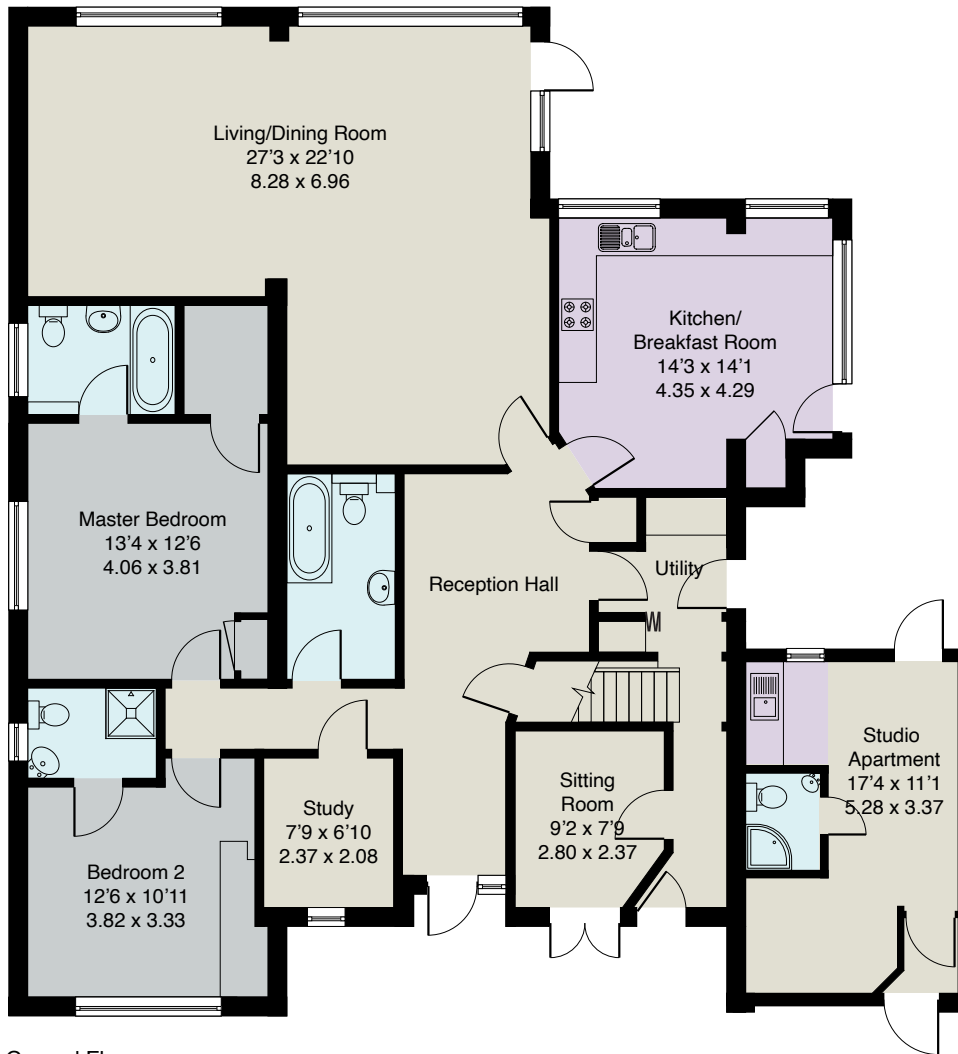
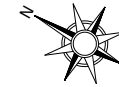
Description

55 Victoria Street offers a purchaser over 2,700 square feet of family accommodation currently arranged as two spacious & well presented two bedroom apartments on the ground & first floor (the first floor apartment is "The Annexe"). In addition, the garage has been converted to a Studio Apartment to provide even further flexibility for living arrangements if so desired. Furthermore the property undoubtedly benefits from an ultra convenient centre of village location combined with a secluded position towards the end of a private lane providing access to only a handful of properties. Royal Holloway University Campus is only a few hundred metres away and the mainline railway station at Egham is approximately five minutes drive serving London Waterloo (42 minutes) & Reading.

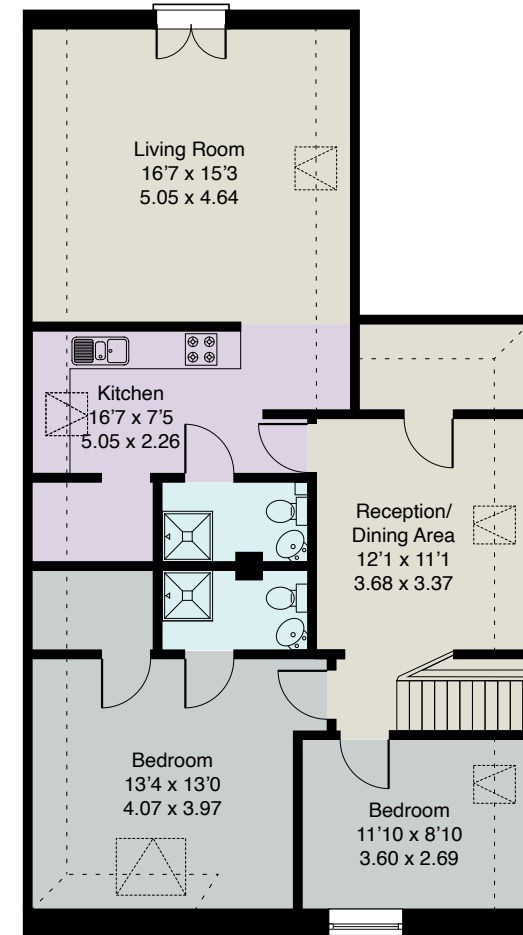
Directions

From the A30 traffic light crossroads adjacent to Royal Holloway University proceed opposite along St. Judes Road to the mini roundabout & continue straight over into the village centre. Turn right into Victoria Street and after approximately 200 yards turn left into a private lane (immediately opposite Victoria Wines on the right) and follow the lane round to the right - No.55 is straight ahead.

Approximate Gross Internal Floor Area :
 Ground Floor 175.55 sq m / 1890 sq ft
 First Floor 78.71 sq m / 847 sq ft
Total 254.26 sq m / 2737 sq ft



Ground Floor



First Floor - Annexe Apartment

EPC: E48.

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: 55VSB010502243 HPI ©2023 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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