



20 THE ORCHARD  
VIRGINIA WATER

BUCKINGHAMS





# 20 The Orchard

Virginia Water • Surrey

GU25 4DT

£449,950

Freehold

A well presented two double bedroom mid-terrace property with landscaped rear garden, in a highly convenient location just a short stroll to the village centre and mainline railway station serving London Waterloo & Reading.

- |   |                                  |
|---|----------------------------------|
| • MID-TERRACE HOME IN CONVENIENT LOCATION | • GROUND FLOOR W.C.              |
| • TWO BEDROOMS                            | • MODERN BATHROOM                |
| • WELL EQUIPPED KITCHEN                   | • LONDON WATERLOO – 42 MINS      |
| • LIVING/DINING ROOM                      | • TWO PARKING SPACES             |
| • CLOSE TO VILLAGE CENTRE & RAIL STATION  | • COUNCIL TAX BAND E – £2,908.96 |
| • PRIVATE REAR GARDEN                     | • CLOSE TO LOCAL SCHOOLS         |

ENTRANCE HALL • FITTED KITCHEN • LIVING/DINING ROOM WITH DOOR TO REAR GARDEN • BEDROOM ONE WITH FITTED DOUBLE WARDROBE CUPBOARDS • BEDROOM 2 WITH FITTED DOUBLE WARDROBE CUPBOARD • MODERN MAIN BATHROOM • REAR GARDEN • TWO PARKING SPACES TO FRONT OF PROPERTY

## Description

A delightful mid-terraced two double bedroom house conveniently located close to the heart of the village with shops, restaurants and Virginia Water mainline railway station serving London Waterloo only a few minutes' walk away. The kitchen, bathroom & cloakroom have been refitted to a very good standard and there are two allocated parking spaces immediately to the front of the property.

## Directions

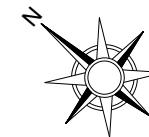
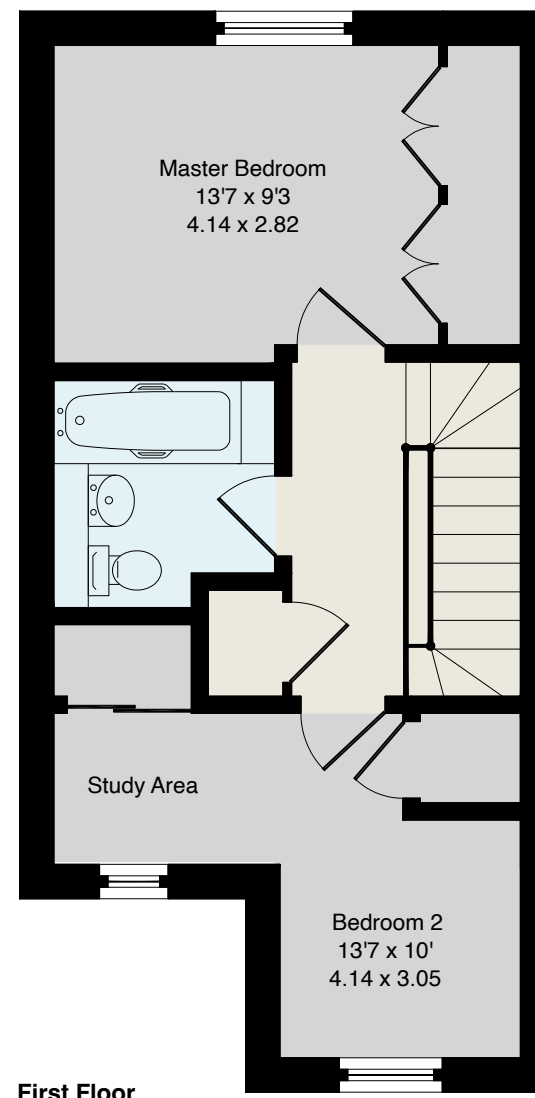
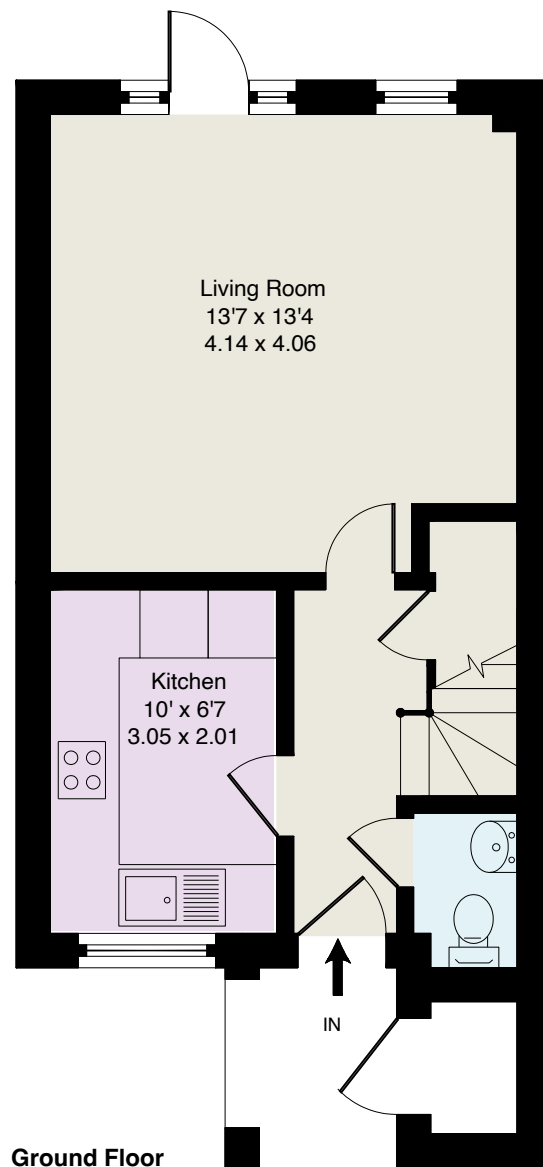
From our offices in Station Approach, Virginia Water turn right onto Christchurch Road and proceed to the traffic light crossroads. Continue straight over into Sandhills Lane and take the second turning right into The Orchard. At the T-Junction turn left and No.20 will be found a few yards along on the left hand side.

**Approximate Gross Internal Floor Area :**

Ground Floor 31 m2 / 339 ft2

First Floor 35 m2 / 372 ft2

**Total 66 m2 / 711 ft2**



EPC: C78.

Council Tax Band E

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: 20TOB011905253 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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