



38 THE ORCHARD
VIRGINIA WATER

BUCKINGHAMS



38 The Orchard

Virginia Water • Surrey • GU25 4DT

£625,000 Freehold

A rarely available detached family home offering spacious and adaptable living space close to the heart of the village and available with no onward chain.

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|---------------------------------|---|
| • SUPERB FAMILY HOME | • ATTRACTIVE, SOUTH EASTERLY FACING GARDEN |
| • NO ONWARD CHAIN | • SHORT WALK TO VILLAGE CENTRE & RAIL STATION |
| • DRIVEWAY PARKING FOR TWO CARS | • THREE DOUBLE BEDROOMS, MASTER EN SUITE |
| • LONDON WATERLOO FROM 45 MINS | • LARGE LIVING RECEPTION ROOM |

ENTRANCE HALL • KITCHEN • CLOAKROOM • LIVING/DINING ROOM • GARAGE •
DRIVEWAY PARKING FOR TWO CARS • ATTRACTIVE PRIVATE GARDEN WITH SIDE ACCESS

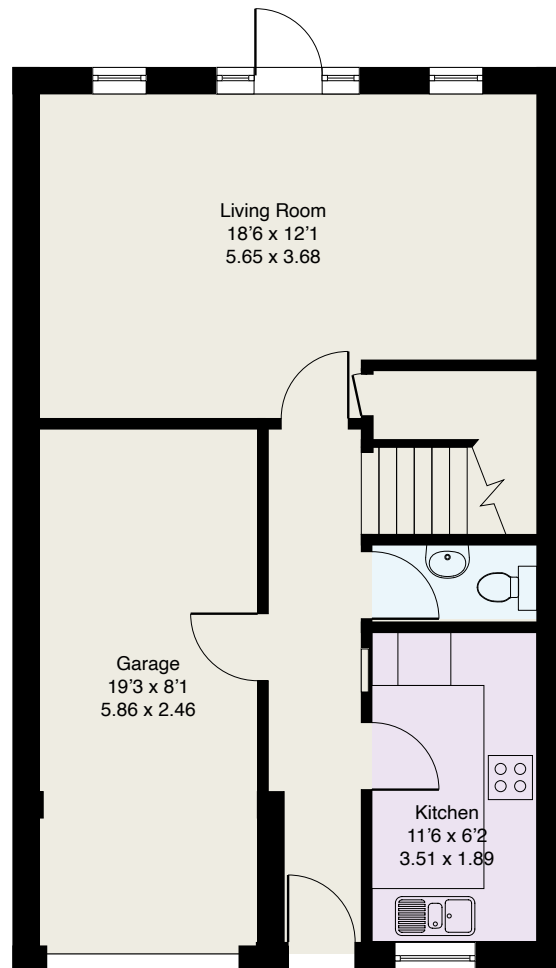
Description

38 The Orchard is a delightful family home with ample ground floor living space and to the first floor are three newly decorated double bedrooms, all with built in double wardrobes; the private South Easterly facing garden is a delight and the location could not be better, being just a short stroll from village centre shops & restaurants plus the mainline rail station on the Reading to Waterloo line.

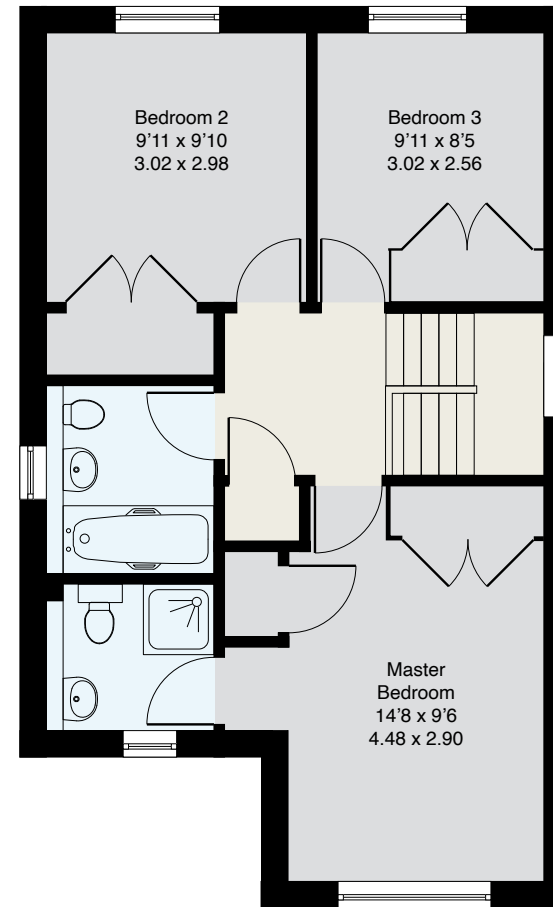
Directions

From our offices on Station Parade, Virginia Water turn right onto Christchurch Road and after passing the railway station proceed over the traffic lights onto Sandhills Lane; take the second right onto The Orchard and turn left at the junction. Number 38 will be found on the right hand side.

Approximate Gross Internal Floor Area :
Ground Floor (incl garage) 54.20 sq m / 583 sq ft
First Floor 49.13 sq m / 529 sq ft
Total 103.33 sq m / 1112 sq ft



Ground Floor



First Floor

EPC: D59.
 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: 38TOB013007253 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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