



9 LAMBLY HILL
VIRGINIA WATER

BUCKINGHAMS



9 Lambly Hill

Virginia Water • Surrey • GU25 4BF

£875,000 Freehold

An immaculately presented four bedroom detached family home situated in a popular enclave of only fifteen houses whilst within easy reach of Virginia Water train station and village centre.

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| • DETACHED FAMILY HOME | • LONDON TO WATERLOO FROM 47 MINUTES |
| • 4 BEDROOMS, 2 BATH/SHOWER ROOMS | • PRIVATE DRIVEWAY WITH PARKING FOR 4 CARS |
| • 4 RECEPTION ROOMS | • CLOSE TO M3, M4 & M25 ROAD NETWORKS |
| • 1507 SQUARE FEET WITH POTENTIAL TO EXTEND | • COUNCIL TAX BAND F, EPC – D.68 |

ENTRANCE HALL • STUDY/OFFICE • PLAYROOM • OPEN TO SITTING ROOM WITH FIREPLACE AND PATIO DOORS • SUPERB KITCHEN/BREAKFAST/FAMILY DINING ROOM • UTILITY ROOM • WC • PRINCIPAL BEDROOM SUITE WITH EN SUITE SHOWER ROOM • TWO FURTHER DOUBLE BEDROOMS • FOURTH BEDROOM • FAMILY BATHROOM • LANDSCAPED AND TIERED REAR GARDEN • PRIVATE DRIVEWAY WITH PARKING FOR CIRCA 4 CARS

Description

9 Lambly Hill has been kept in excellent order by the present owner and offers just over 1,500 square feet of bright and versatile living accommodation across two floors. The property also offers the opportunity for further extension to provide further living space (subject to grant of planning permission) and benefits from a landscaped rear garden with superb mood lighting ideal for al-fresco dining. Lambly Hill is a quiet and popular residential cul-de-sac only 0.7 miles from the heart of Virginia Water; properties rarely become available in this location and provide an excellent opportunity for a potential purchaser looking for a detached property in this price range.

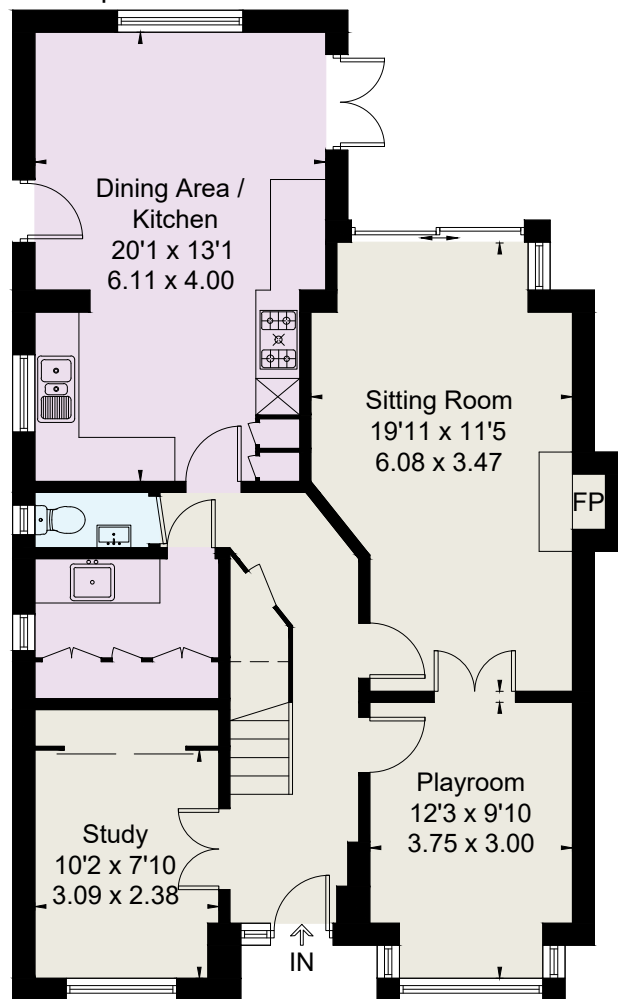
Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after passing the rail station on the right, at the traffic lights turn left into Stroude Road. Follow the road down the hill and after close to half a mile turn left into Lambly Hill. Number 9 will be found up the hill straight ahead of you.

9 Lambly Hill Virginia Water, GU25

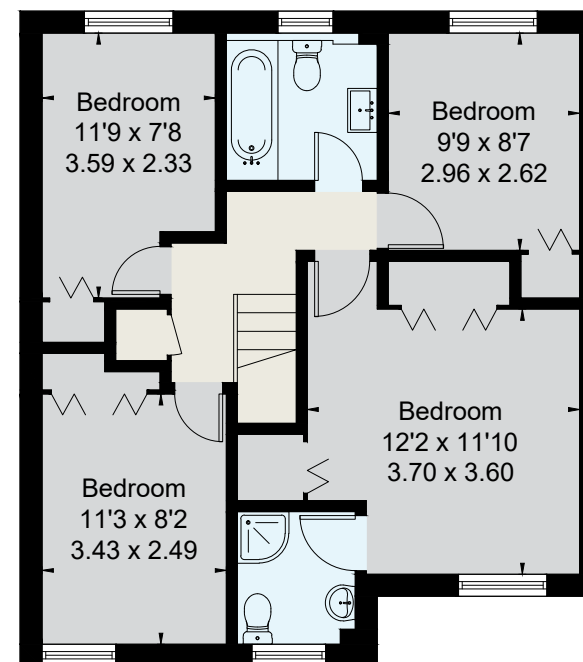
Approximate Gross Internal Floor Area :

Ground Floor 82.3 sq m / 886 sq ft
 First Floor 57.7 sq m / 621 sq ft
Total 140.0 sq m / 1507 sq ft



Ground Floor

[] = Reduced head height below 1.5m



First Floor

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.

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