



12 CABRERA AVENUE

VIRGINIA WATER

BUCKINGHAMS





# 12 Cabrera Avenue

Virginia Water • Surrey

GU25 4EZ

£595,000

Freehold

A three bedroom semi detached house enjoying a wide plot and mature rear garden overlooking woodland, offering tremendous potential for extension to create a highly spacious family home, available for sale with no onward chain.

- |  |                                  |
|--|----------------------------------|
| • THREE BED SEMI DETACHED FAMILY HOME    | • AVAILABLE WITH NO ONWARD CHAIN |
| • ATTRACTIVE OUTLOOK OVER WOODLAND       | • CLOSE TO RECREATION GROUND     |
| • WALKING DISTANCE TO VILLAGE CENTRE     | • WIDE PLOT, IDEAL FOR EXTENSION |
| • COUNCIL TAX BAND E, ALL MAINS SERVICES | • MATURE REAR GARDEN             |

RECEPTION HALL • SITTING ROOM OPEN TO DINING ROOM • KITCHEN • THREE BEDROOMS • BATHROOM  
• ADJACENT SEPARATE WC • DRIVEWAY TO DETACHED SINGLE GARAGE • MATURE GARDENS

## Description

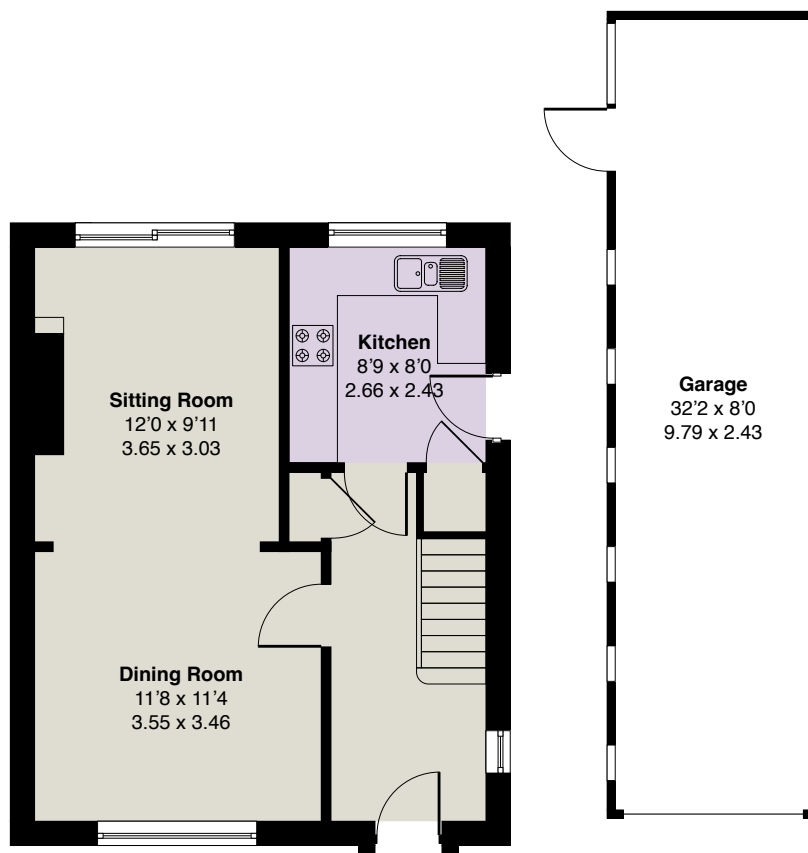
This is in our view a fantastic opportunity - subject to the relevant planning consents this property could be greatly enlarged to create a highly impressive, versatile home over two or three floors depending on ones' personal requirements. The location is ideal, Cabrera Avenue being a very popular family location within easy reach of local shops and within 15 minutes' stroll from the village centre & rail station, plus the outlook to the rear over protected Cabrera trust woodland gives a lovely rural feel.

## Directions

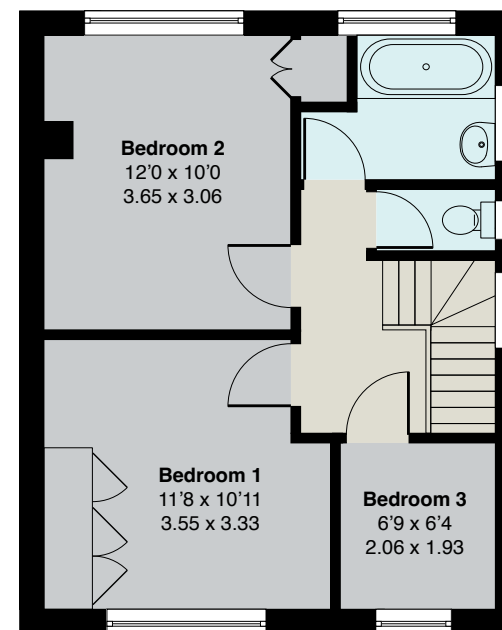
From our offices on Station Road, Virginia Water turn right onto Christchurch Road and at the traffic lights just after passing the rail station turn right onto Trumpsgreen Road. Proceed down the hill, pass under the two rail bridges and just before the parade of shops on the right turn right into Beechmont Road. At the end of the straight follow the road around to the left where it becomes Cabrera Avenue; no.12 will be found on the right hand side.

**Approximate Gross Internal Floor Area :**

Ground Floor	39.44 sq m / 425 sq ft
First Floor	39.44 sq m / 425 sq ft
Garage	23.79 sq m / 256 sq ft
<b>Total</b>	<b>102.67 sq m / 1106 sq ft</b>



**Ground Floor**



**First Floor**

EPC: D66.  
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: 12CAB01260925 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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