



Portnall Cottage

Wellington Avenue | Virginia Water | Surrey | GU25 4HU

Asking Price £1,000,000

Freehold

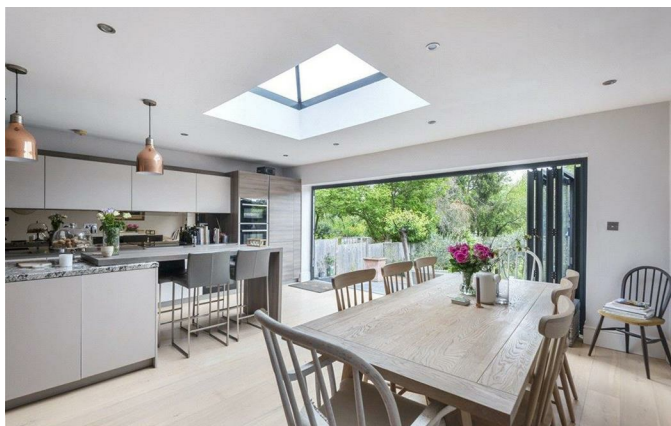


Portnall Cottage

Wellington Avenue | Virginia
Water
Surrey | GU25 4HU

An exceptional four bedroom family home that has been improved and enlarged and is carefully laid out over three floors.

- Three storey family home
- Four bathrooms
- Separate lounge
- Attractive rear garden backing onto Parkland
- Gas fired central heating system
- Four double bedrooms
- Spacious Kitchen / Dining / Family Room
- Off road parking for 3 cars
- Double glazed windows and external doors
- Runnymede Borough Council tax band = D





DESCRIPTION

A most attractive semi detached cottage style home that has enjoyed much improvement by its current owners.

Deceptive in appearance from the front, this bright and spacious family home is carefully laid out over three floors and features four double bedrooms, four bathrooms and spacious living accommodation.

A most noteworthy feature of this comfortable property is the exceptional fitted kitchen with many integrated appliances. Adjacent to the kitchen area are dining and sitting areas. The whole benefitting from bi fold doors that open onto its attractive rear garden.



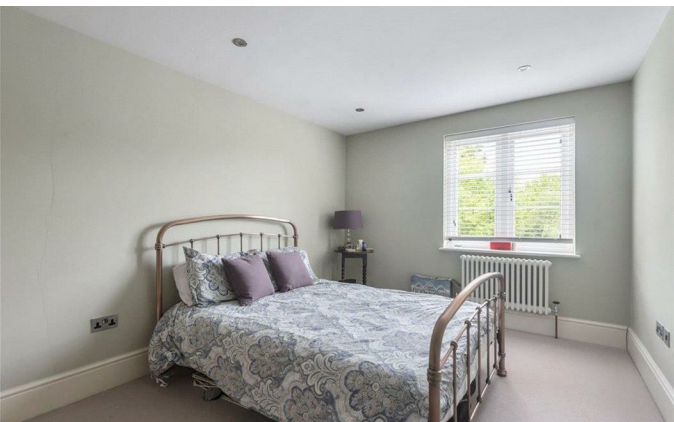
OUTSIDE

The rear garden offers a bright aspect with terraced patio area and steps down to a bordered lawn that is fully enclosed by fencing and has a rear access gate to parkland.

A side access gate leads to the front of the property where there is a loose stone driveway with parking space enough for three cars.

DIRECTIONS

From our offices in Chobham proceed in the direction of Sunningdale. At the junction with the London Rd turn right and follow passing through Wentworth and at the traffic lights



immediately turn right to Virginia Water.
At the roundabout turn right onto Wellington Avenue following until the property can be found on your left hand side.

MEASUREMENTS;

GROUND FLOOR

Lounge: 12'3 x 12'2 (3.37m max x 3.71m max)

Kitchen/Dining Room/Lounge: 29'2 x 19'4 (8.89m max x 5.59m min)

Utility Room

Shower Room

FIRST FLOOR

Bedroom Two: 13'6 x 12' (4.11m max X 3.38m max)

En-suite to Bed two

Bedroom Three: 12'2 x 12' 2 (3.74m max x 3.71m max)

Bedroom Four: 14'5 x 9'5 (4.39 max x 2.28m max)

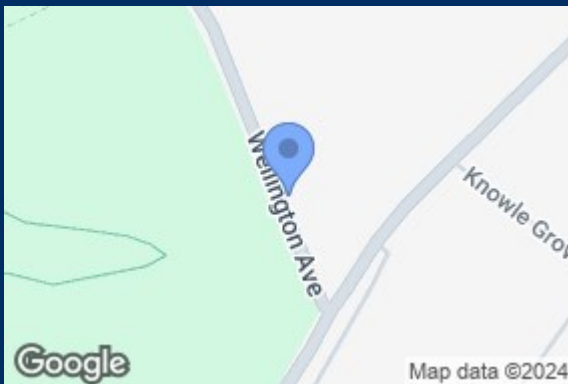
Bathroom

SECOND FLOOR

Bedroom One: 17'3 x 10'4 (5.26m max x 3.15m min)

Shower Room





Portnall Cottage, Wellington Avenue, Virginia Water, GU25

Approximate Area = 1950 sq ft / 181.1 sq m
 Limited Use Area(s) = 58 sq ft / 5.3 sq m
 Total = 2008 sq ft / 186.5 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Waterfords. REF: 839032

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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