



34 CHAPEL SQUARE

VIRGINIA PARK

BUCKINGHAMS



# 34 Chapel Square

Virginia Park • Virginia Water • Surrey • GU25 4SZ

£1,125,000 Freehold

Rarely Available – A delightful end terrace townhouse with private rear garden providing over 1800 square feet of accommodation & garaging arranged over just two floors within the highly sought after Virginia Park gated development, conveniently located close to Virginia Water village centre & mainline railway station serving London Waterloo.

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| <ul style="list-style-type: none"><li>• PRIVATE GATED DEVELOPMENT</li><li>• 4 DOUBLE BEDROOMS</li><li>• 3 BATH/SHOWER ROOMS</li><li>• KITCHEN/BREAKFAST ROOM</li><li>• DOUBLE WIDTH GARAGE</li></ul> | <ul style="list-style-type: none"><li>• REAR GARDEN WITH SOUTH EASTERLY ASPECT</li><li>• COMMUNAL INDOOR SWIMMING POOL, GYM &amp; TENNIS COURT</li><li>• SHORT WALK TO RAILWAY STATION, SHOPS &amp; RESTAURANTS</li><li>• LONDON WATERLOO – 45 MINUTES</li><li>• SERVICE CHARGE 2024 - £4940 / COUNCIL TAX BAND G</li></ul> |
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SPACIOUS RECEPTION HALL • CLOAKROOM • REAR ASPECT LIVING ROOM/DINING ROOM WITH FIREPLACE AND FRENCH DOORS TO REAR GARDEN • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • MASTER BEDROOM WITH BATHROOM EN-SUITE • BEDROOM TWO WITH SHOWER ROOM EN-SUITE • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • DOUBLE WIDTH GARAGE • DRIVEWAY PARKING • REAR GARDEN WITH WIDE RAISED TERRACE

## Description

A rarely available two storey townhouse with private rear garden, being one of only a very few of this style within the highly sought after Virginia Park. The development benefits from 24 hour security at the main gate and excellent communal facilities including a particularly impressive indoor swimming pool, gym, badminton court & outdoor tennis court. The location is certainly convenient being only a short walk to both Virginia Water mainline railway station serving London Waterloo & Reading and the centre of Virginia Water village which enjoys a good variety of shops & eateries. In addition, Junctions 11 & 13 of the M25 Motorway are only ten minutes' drive away.

## Directions

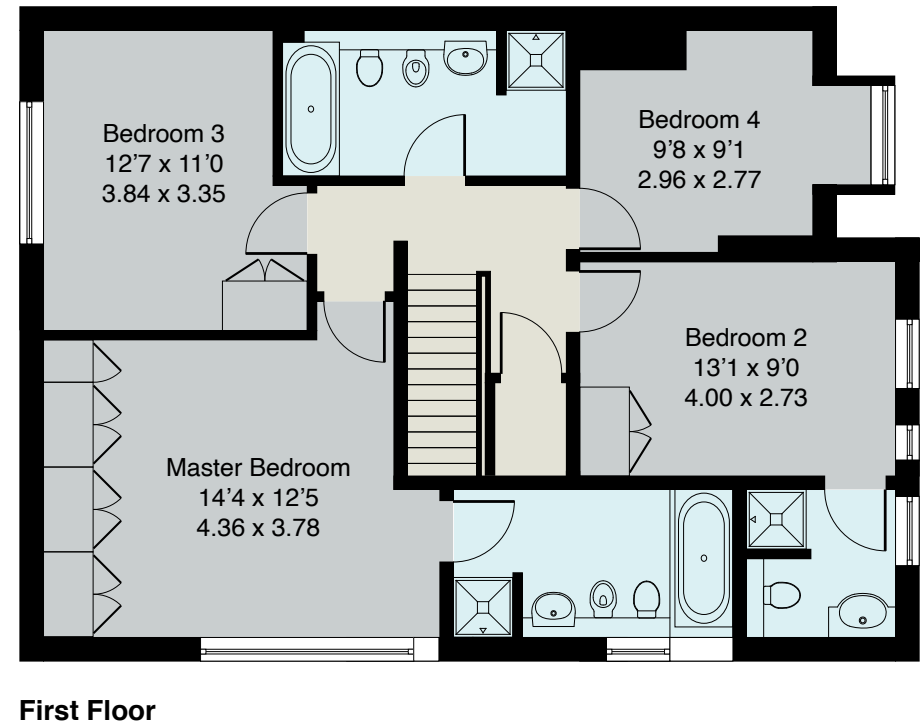
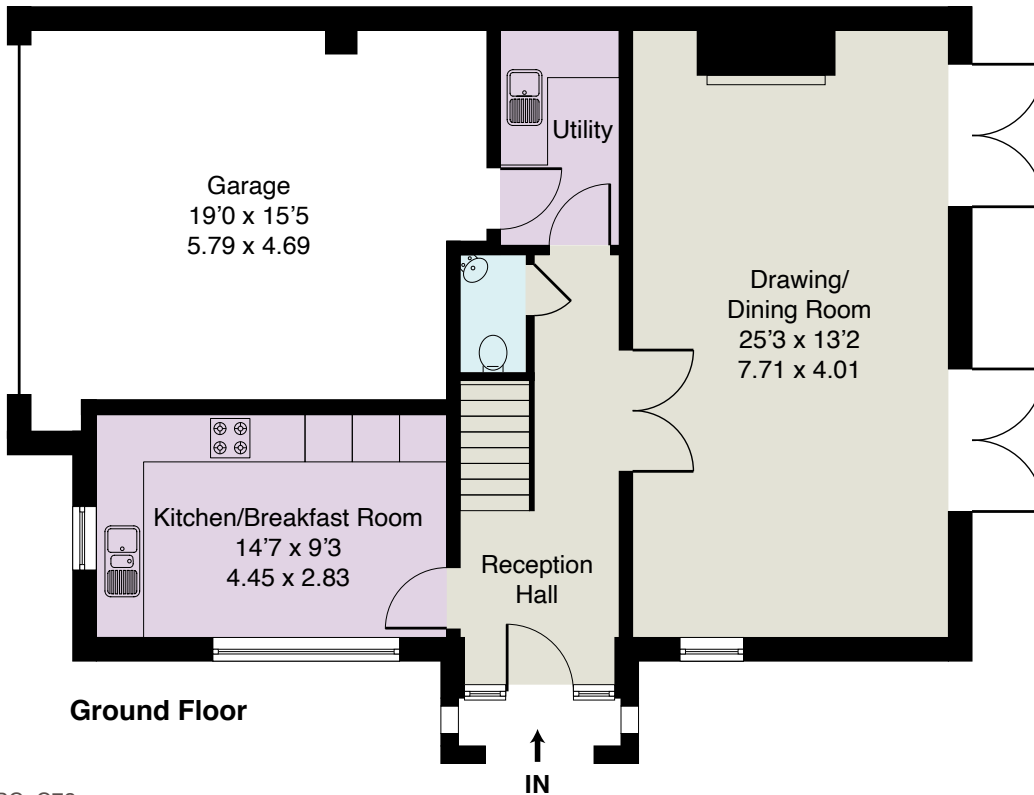
From our offices in Station Approach, Virginia Water, turn right onto Christchurch Road and proceed towards the traffic light crossroads by Virginia Water railway station. Just before reaching the traffic lights turn left into the main entrance of Virginia Park. After notifying the Security Guard of your viewing proceed to the roundabout and turn left. After approximately 100 yards turn left into Chapel Square. Follow the one way road all the way around The Chapel in the middle of Chapel Square and No.34 is the last property on the left just before exiting.

**Approximate Gross Internal Floor Area :**

Ground Floor 88.56 sq m / 953 sq ft

First Floor 81.04 sq m / 872 sq ft

**Total 169.60 sq m / 1825 sq ft**



EPC: C72.  
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: 34CSB012806243 HPI ©2024 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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