



2 HILLSIDE  
VIRGINIA WATER

BUCKINGHAMS





# 2 Hillside

Virginia Water • Surrey • GU25 4RB

£825,000

Freehold

A spacious three/four bedroom semi detached home enjoying South Westerly facing rear gardens backing woodland & situated in a quiet close of just four properties, available with no onward chain.

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|---|---|
| <ul style="list-style-type: none"><li>• LARGE EXTENDED FAMILY HOME</li><li>• QUIET CLOSE OF JUST FOUR PROPERTIES</li><li>• SOUTH WESTERLY FACING PRIVATE REAR GARDEN</li><li>• FOUR BEDROOMS, THREE RECEPTION ROOMS</li></ul> | <ul style="list-style-type: none"><li>• LARGE DRIVEWAY, INTEGRAL GARAGE</li><li>• OUTLOOK OVER WOODLAND TO REAR</li><li>• AVAILABLE WITH NO ONWARD CHAIN</li><li>• COUNCIL TAX BAND E, ALL MAINS SERVICES</li></ul> |
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RECEPTION HALL • DUAL HEIGHT RECEPTION HALL • LIVING ROOM • GARDEN ROOM • FITTED KITCHEN/  
BREAKFAST ROOM • GROUND FLOOR DOUBLE BEDROOM & BATHROOM • DINING ROOM/BEDROOM FOUR  
• FIRST FLOOR MASTER BEDROOM WITH EN SUITE SHOWER ROOM • SECOND DOUBLE BEDROOM •  
DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES • ATTACHED GARAGE • PRIVATE REAR GARDEN

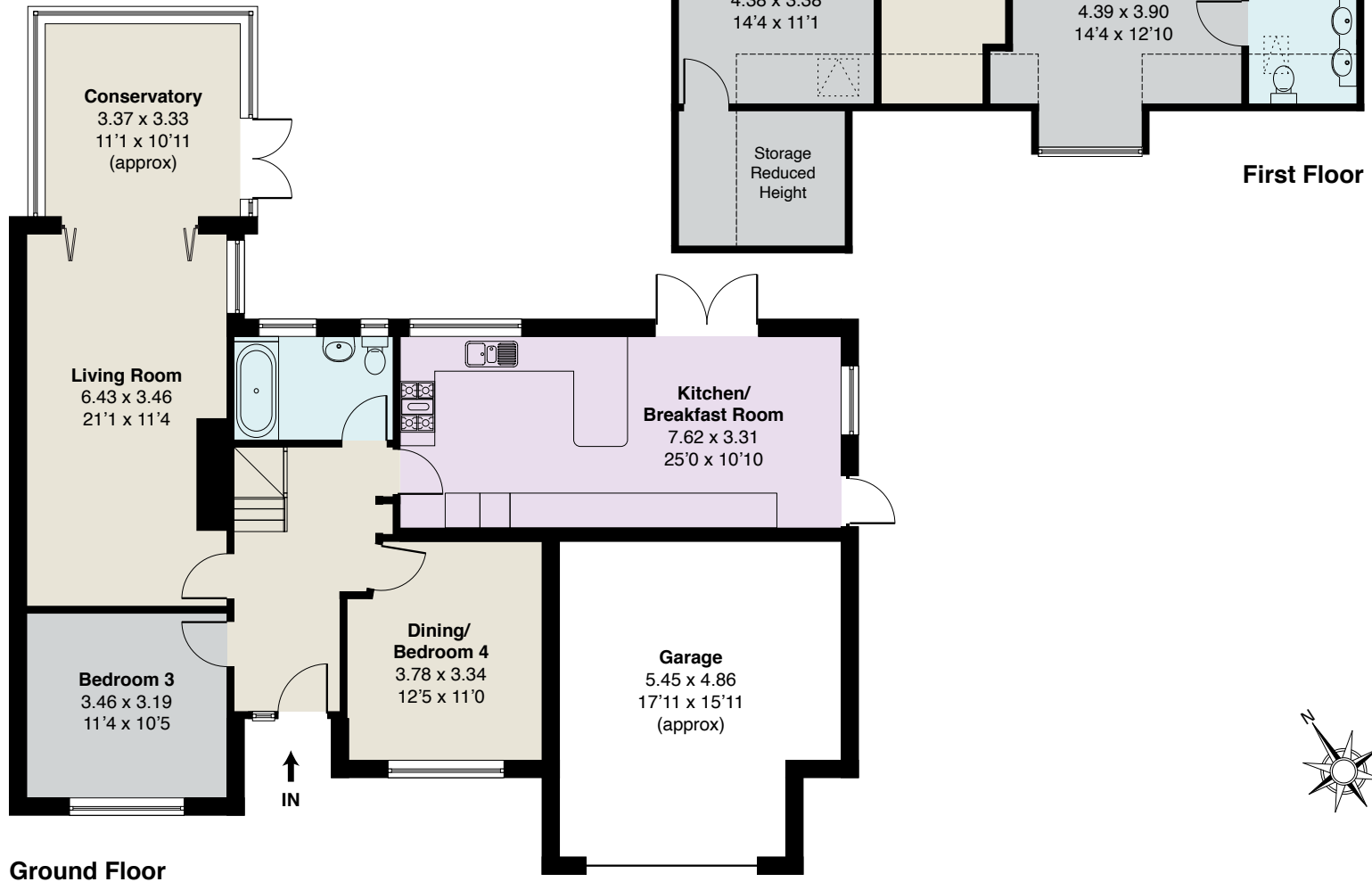
## Description

Originally a bungalow, this property has been extended and updated to provide bright and spacious accommodation on two floors including a very large kitchen/breakfast room and a superb living room; the layout provides a great deal of flexibility and if required the property provides up to four double bedrooms. The private, sunny aspect rear garden enjoys a lovely outlook backing onto Cabrera Trust woodland and the location could not be better, Hillside being a quiet tucked away close. In our view this is an opportunity not to be missed.

## Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the first exit onto Wellington Avenue. After approximately two thirds of a mile turn left into Crown Road, then take the first left turn into Harpesford Avenue. Hillside is the first turning on the left hand side and no.2 will be found straight ahead.

**Approximate Gross Internal Floor Area :**  
 Ground Floor 127.79 sq m / 1376 sq ft  
 First Floor 41.58 sq m / 448 sq ft  
**Total 169.37 sq m / 1824 sq ft**



EPC: D66.

**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: 5OB010907243 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.





**BUCKINGHAMS**