



48 TROTSWORTH AVENUE

VIRGINIA WATER

BUCKINGHAMS



48 Trotsworth Avenue

Virginia Water • Surrey • GU25 4AN

£1,475,000

Freehold

A newly extended and completely renovated detached family home occupying a private landscaped garden on a corner plot, situated in a highly sought after location in the centre of Virginia Water village, available with no chain.



- NEWLY EXTENDED & RENOVATED DETACHED HOME
- EXCELLENT KITCHEN OPEN TO DINING & FAMILY ROOM
- PRIVATE PLOT, SOUTH WESTERLY FACING REAR GARDEN
- SHORT WALK TO SHOPS, RESTAURANTS & RAIL STATION
- IDEAL, CENTRAL VILLAGE LOCATION
- LONDON WATERLOO FROM 42 MINS
- FOUR BEDROOMS, TWO EN SUITE
- COUNCIL TAX BAND G

RECEPTION HALL • CLOAKROOM • SITTING ROOM • IMPRESSIVE KITCHEN/BREAKFAST ROOM OPEN TO DINING/FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM & DRESSING ROOM • GUEST BEDROOM WITH EN SUITE SHOWER ROOM • TWO FURTHER BEDROOMS • FAMILY BATHROOM • DRIVEWAY TO INTEGRAL DOUBLE GARAGE • PRIVATE LANDSCAPED GARDEN

Description

This property is a rare find; having been subject to complete renovation to an excellent standard and extended to create superb living accommodation plus four spacious bedrooms with two en suite shower rooms.

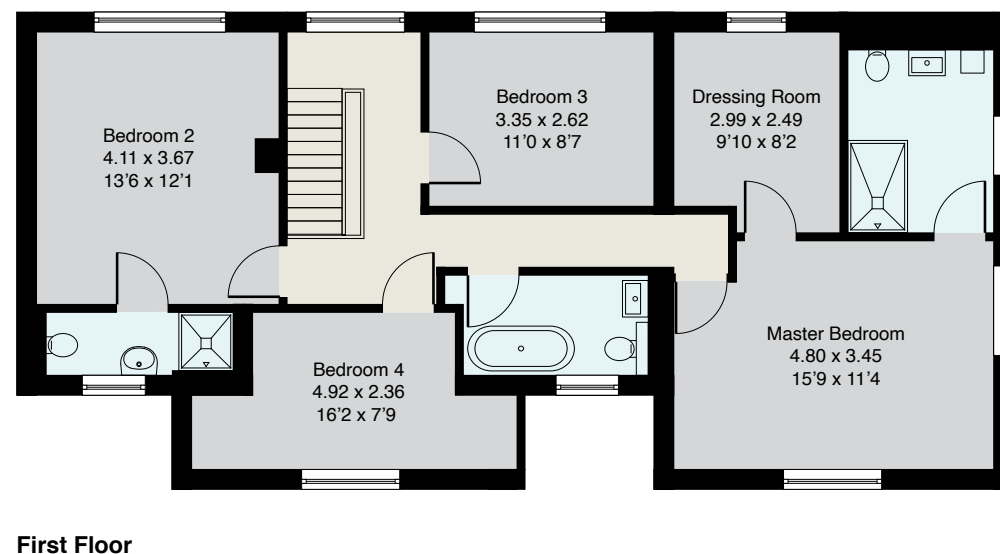
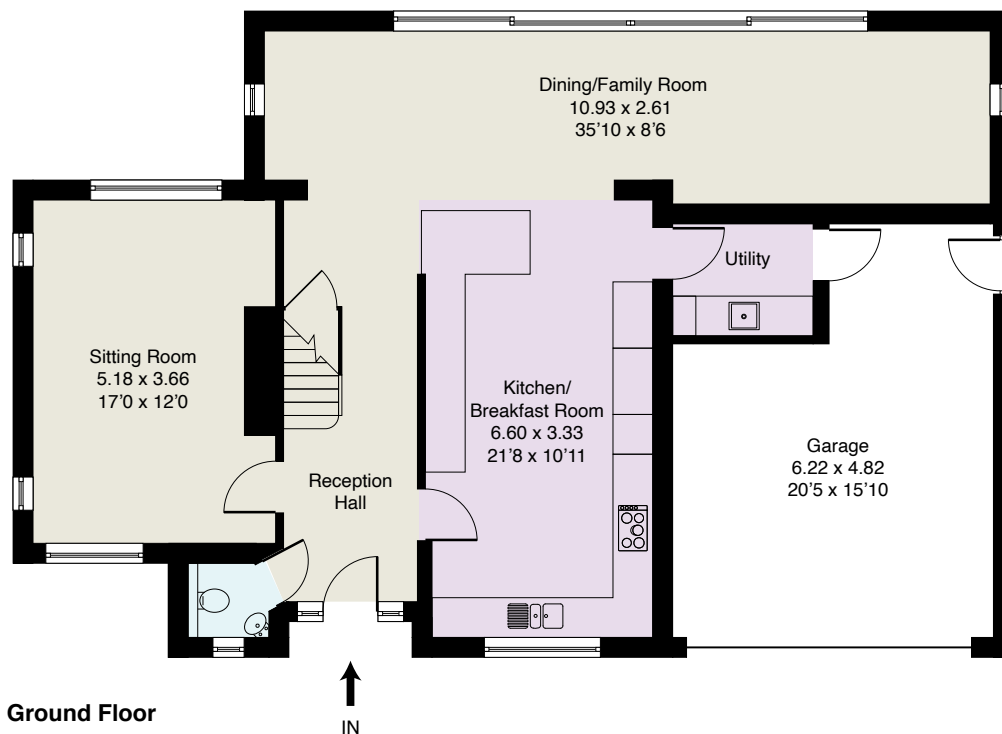
Enjoying a quiet location & a bright South Westerly aspect to the rear the garden wraps right around the house providing a lovely feeling of privacy, yet the location could not be more ideal being just a short stroll to the full range of village centre shops, restaurants and Virginia Water rail station; this super home is an excellent opportunity for anyone searching for the perfect combination of low maintenance modern living and convenience.

Directions

From our offices on Station Approach, Virginia Water turn left at the station end of the parade onto Christchurch Road and take the first right turning into Gorse Hill Lane. Proceed through the Wentworth Estate barrier, follow the road up the hill and turn right into Trotsworth Avenue; where the road splits at the end no.48 will be found on the corner on the right hand side.



Approximate Gross Internal Floor Area :
 Ground Floor 118.50 sq m / 1276 sq ft
 First Floor 88.09 sq m / 948 sq ft
Total 206.59 sq m / 2,224 sq ft



EPC: C70.
 All Main 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: 48TAB010510243 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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