



16 BOURNE ROAD
VIRGINIA WATER, SURREY, GU25 4EX

BUCKINGHAMS



16 Bourne Road

Virginia Water • Surrey • GU25 4EX

£575,000 Freehold

A spacious and well-presented three-bedroom semi-detached home situated within close proximity to Virginia Water train station and local amenities

- 3 BEDROOM SEMI-DETACHED HOUSE
- 2 RECEPTION ROOMS
- GENEROUS SOUTHERLY FACING REAR GARDEN
- 1147 SQUARE FEET TOTAL
- CLOSE TO TRUMPS GREEN INFANT SCHOOL
- DETACHED STORE/OFFICE/GYM
- WATERLOO FROM 43 MINUTES
- EPC E.52COUNCIL TAX BAND E

ENTRANCE HALL • DOUBLE ASPECT DRAWING ROOM • FULLY EQUIPPED KITCHEN • DINING AREA WITH FRENCH DOORS ONTO THE PATIO AREA • GROUND FLOOR WC • PRINCIPAL BEDROOM WITH FITTED WARDROBES • SECOND DOUBLE BEDROOM • THIRD BEDROOM • FAMILY BATHROOM • STORE ROOM • SECOND STORE ROOM/GYM • SOUTHERLY FACING REAR GARDEN • DRIVEWAY PROVIDING OFF STREET PARKING.

Description

16 Bourne Road is an attractive three bedroom home benefitting from a superb a tastefully decorated double aspect drawing room, recently fitted kitchen and a generous southerly facing enclosed rear garden. The property is situated in a quiet popular residential cul-de-sac within easy walking distance of Virginia Water train station, Local schools.

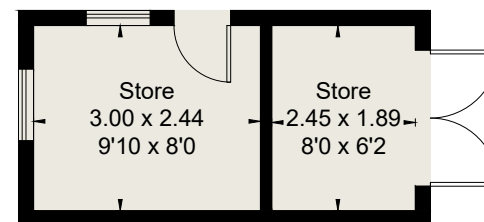
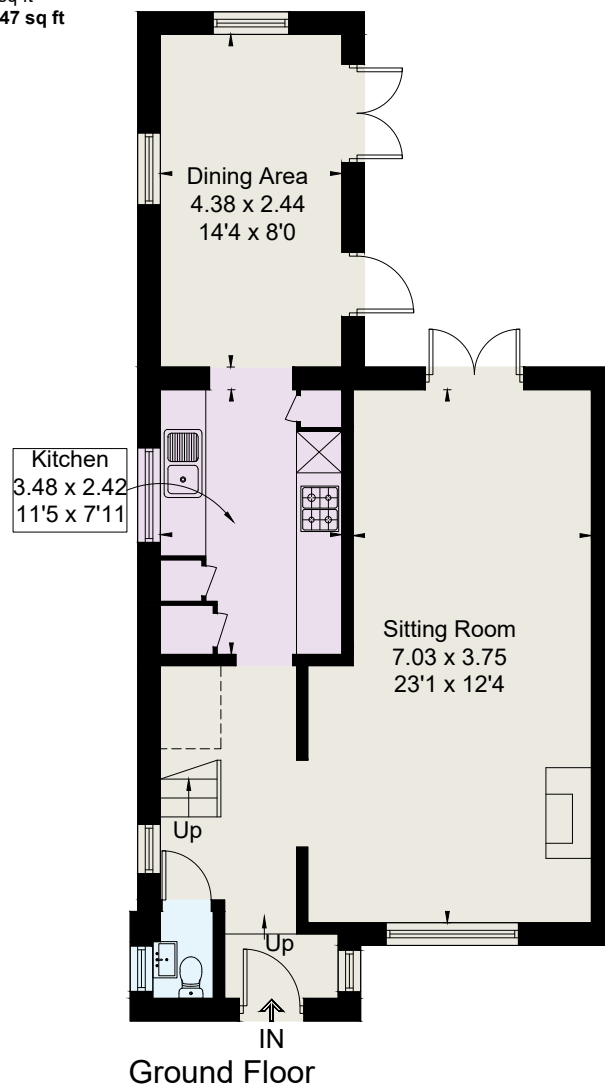
Directions

From our office in Station Approach, turn right onto Christchurch Road, after 0.4 miles turn right at the traffic lights onto Trumps Green Road, after 0.4 miles, turn right onto Beechmont Avenue, take the second right turn into Bourne Road where number 16 will be found on the right hand side.

Bourne Road Virginia water, GU25

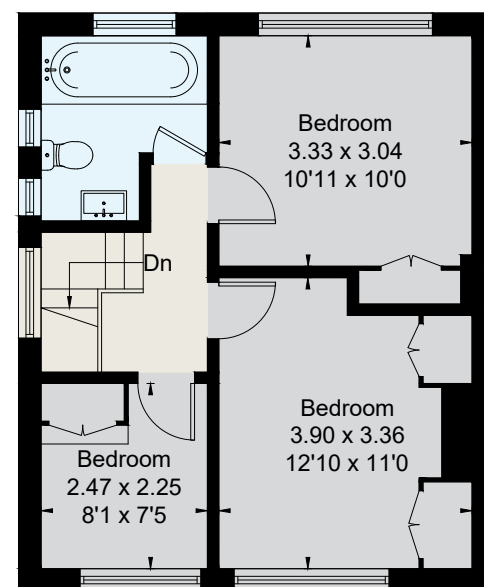
Approximate Gross Internal Floor Area :

Ground Floor	54.4 sq m / 585 sq ft
First Floor	40.2 sq m / 433 sq ft
Outbuildings	12.0 sq m / 129 sq ft
Total	106.6 sq m / 1147 sq ft



(Not Shown In Actual
Location / Orientation)

[] = Reduced head height below 1.5m



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.

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