



7 Upper Walk,
Virgina Park, Virgina Park



A rare to the market, detached home
in the prestigious gated development
of Virginia Park.

**7 Upper Walk,
Virginia Park, Virginia Park
GU25 4SN**

- ♦ Prestigious development with 24hr security
- ♦ Leisure facilities including indoor pool & gym
- ♦ Four double bedroom detached property
 - ♦ Modern kitchen with breakfast area
 - ♦ Double Garage and driveway
 - ♦ Lounge and dining room
 - ♦ Boot room & utility

Situation

Virginia Park is situated in an ultra-convenient position only a short walk from the picturesque shopping parade of

Virginia Water with its excellent shops for day to day needs, restaurants and mainline railway station with a fast service of trains to Waterloo in approximately 42 minutes.

There is an excellent Waitrose in Sunningdale and, for more extensive shopping facilities, the towns of Windsor,

Staines, Guildford and Kingston are all close at hand.

Junction 13 of the M25 is just 3.5 miles away, giving access to London, Heathrow and the motorway network.

Other than the world-renowned Wentworth Club, country clubs are abounding in the area, such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire.

Delightful walks can be enjoyed around Virginia Water Lake, which leads up to the Polo fields at Smiths Lawn and is adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by

a huge choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Additional Information

Postcode: GU25 4SN

Tenure: Freehold

Council Tax Band: H

Local Authority: Runnymede Borough Council

Service Charge: Annual Service Charge Applies

Services: The property has mains gas, water and electricity

Fixtures and Fittings: Fitted carpets and light fittings are included in the sale.

Viewing: Strictly by appointment with

Barton Wyatt:

homes@bartonwyatt.co.uk

01344 843000

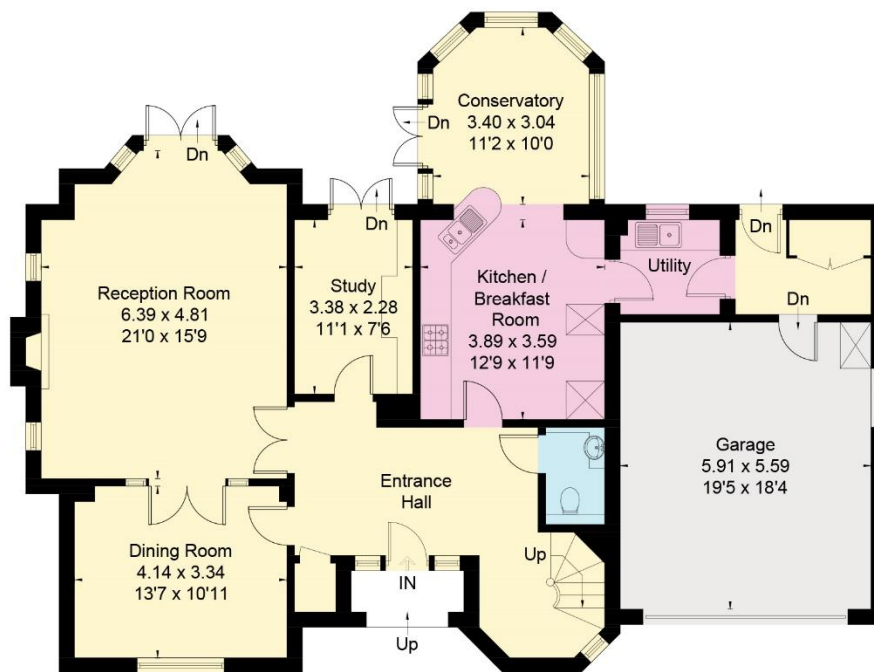
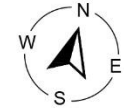
Energy Performance:

A copy of the full Energy Performance Certificate is available upon request.

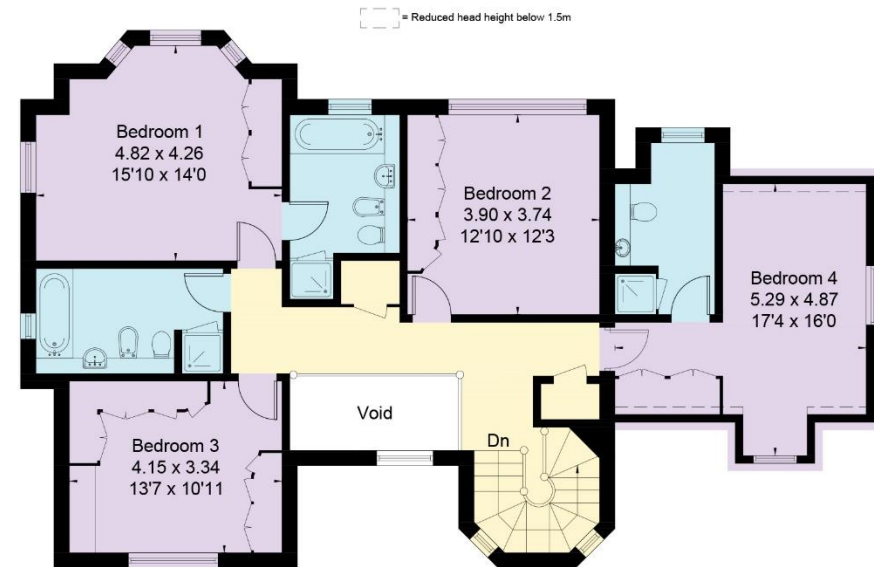
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	72 C
39-54	E		
21-38	F		
1-20	G		



Approximate Floor Area = 248.7 sq m / 2677 sq ft
(Including Garage & Excluding Void)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #84876



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