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# Wellington Avenue, *Virginia Water*

OSBORNE HEATH

# An extended and refurbished four bedroom, two bathroom detached family home with a driveway and garage.

Sunford has been expanded and refurbished by the current owners to include underfloor heating and a feature vaulted ceiling in the ground floor extension.

Downstairs there is a formal living room, kitchen with curved feature island plus living and dining spaces, and bi-folding doors out to the garden. There is also a large utility room, shower room and integral access to the garage.

Upstairs there are four bedrooms and a modern family bathroom with underfloor heating.

Outside there is driveway parking, an EV charger, electrically operated door to the garage, and side access to the rear garden which has decking and lawn areas plus a rear gate to King George V playing fields and tennis courts.

Wellington Avenue runs along the side of the Wentworth Estate and Wentworth Club. Other local places of interest include Ascot Racecourse, Foxhills, Guards Polo Club, Virginia Water Lake, Windsor Castle and Windsor Great Park. The nearest station is Virginia Water where services run to London, Reading and Weybridge. Nearby schools include ACS, Bishopgate, Lambrook, The Magna Carta, Manorcroft, Royal Holloway, St Ann's, Salesian, St Cuthbert's and Thorpe. By road Virginia Water is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band F.

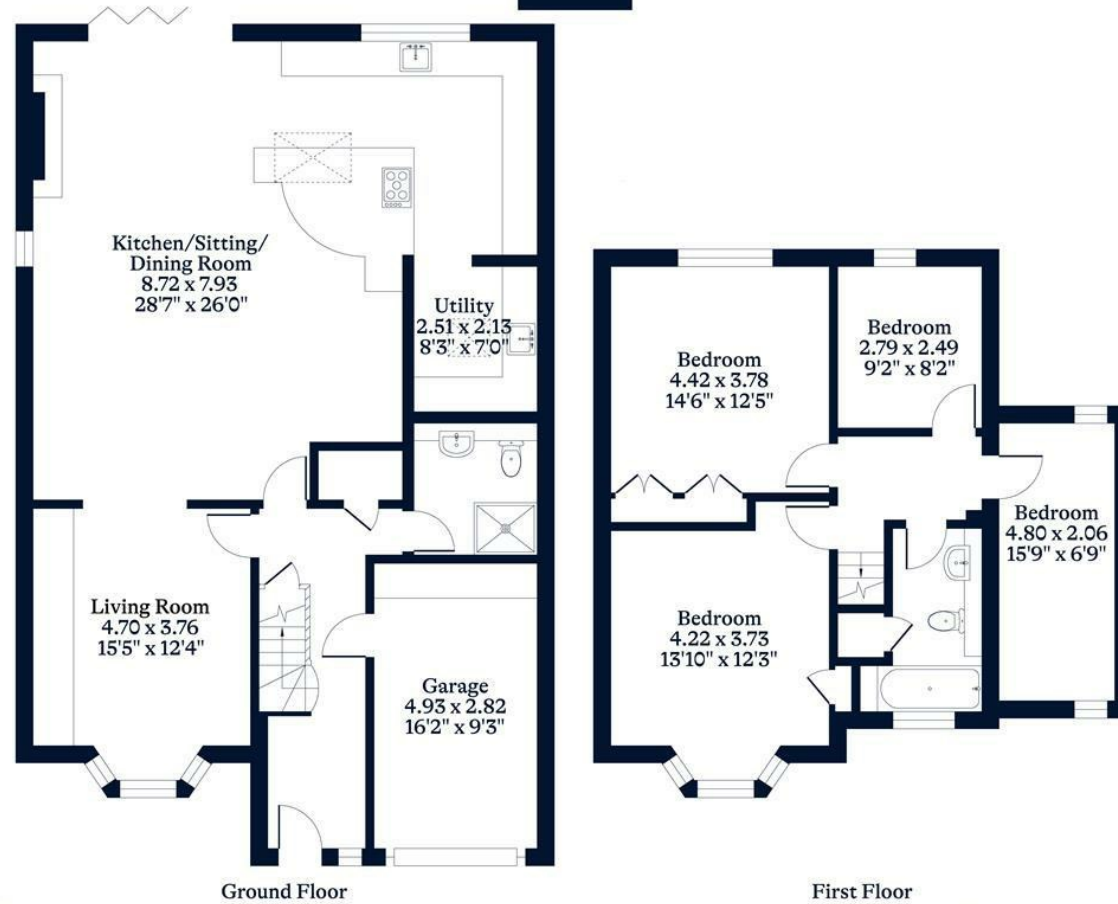




**APPROXIMATE FLOOR AREA**  
House - 165.6 sq m - 1783 sq ft  
Garage - 13.8 sq m - 151 sq ft  
Total - 179.4 sq m - 1934 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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