

 4  2  3



# Chapel Square, *Virginia Water*

OSBORNE HEATH



# A beautifully presented four double bedroom, three bathroom family home set in a private development within walking distance of Virginia Water's shops and station.

Downstairs there is a modern kitchen with a central island and integrated appliances, orangery which is used a dining and living room with bi-folding doors out to the garden, downstairs WC and internal access to the garage.

On the first floor is a formal living room with a balcony overlooking the chapel, double bedroom and a bathroom.

The second floor has the principal bedroom with a walk-in wardrobe and en suite, two further double bedrooms and a family bathroom.

Outside there is driveway parking, electrically operated door to the garage, and side access to the rear garden.

Virginia Park is a gated development which has amenities like a gym, swimming pool, ball room and tennis court managed and operated by 24 hour concierge and security.

Chapel Square is located in Virginia Park which is conveniently located in Virginia Water where the train station runs services run to London, Reading and Weybridge. Local places of interest include Ascot Racecourse, Foxhills, Guards Polo Club, Queenwood, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include ACS, Bishopsgate, 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 G. Tenancy Length 12-36 Months. Deposit £5,480. Holding deposit £1,096.00







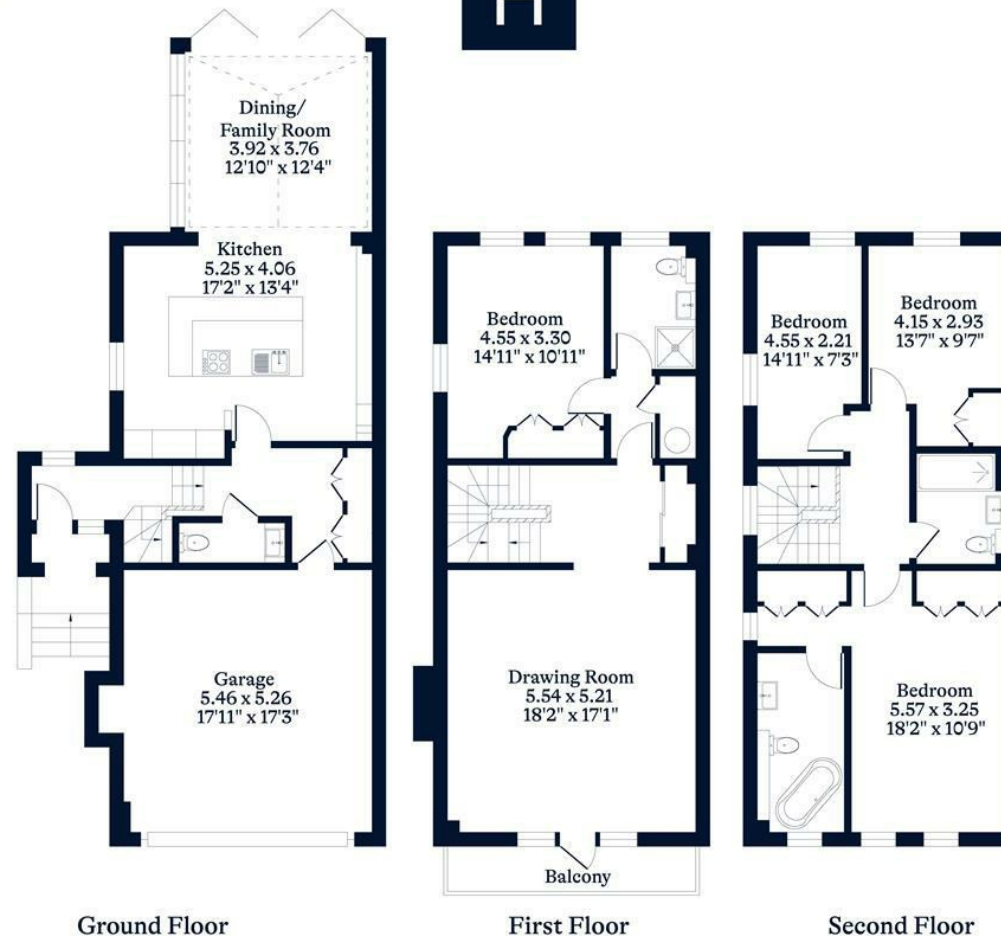
#### APPROXIMATE FLOOR AREA

House - 181.90 sq m - 1957 sq ft  
Garage - 32.37 sq m - 348 sq ft  
Total - 214.27 sq m - 2305 sq ft  
(Gross Internal Area)

O  
—  
H

#### 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.

[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)