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*Distinctive Homes*

**Established 2002**

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**Cabrera Avenue, Virginia Water Surrey, GU25 4EZ**

**£785,000 Freehold**



## Cabrera Avenue, Virginia Water, Surrey, GU25 4EZ

Located in the heart of Virginia Water just yards from the Mainline Train Station, local parade of shopping amenities and schools, is this well-presented extended five-bedroom semi-detached residence. Offering direct access to the Cabrera Woods and a short walk from Cabrera Greens and children's recreational park facilities. Accommodation comprises: Entrance Hallway, lounge, dining room, fitted kitchen, en-suite facilities family bathroom, landscaped rear garden, utility room and parking for up to four vehicles.

Covered Entrance area with main door to:

### ENTRANCE HALLWAY:

Stairs to first floor, radiator, under stairs storage cupboard, laminate wood effect flooring and doors to all rooms.

### LOUNGE:

Coved Ceiling, feature coal effect gas fireplace with granite surround and mantle, radiator. Laminate wood effect flooring, front aspect double glazed window and double archway to:

### DINING ROOM:

Coved Ceiling, feature open fireplace with brick surround and mantle, radiator, laminate wood effect flooring and rear aspect double glazed French doors to garden.

### FITTED KITCHEN:

Comprising eye base level units with rolled edge work surfaces, single sink and drainer unit with mixer tap. Fitted oven, hob and extractor, fitted fridge/freezer. Space for other appliances, part tiled walls, radiator, under stairs storage cupboard, tile effect flooring, rear aspect double glazed window, rear aspect double glazed door and door to:

### UTILITY ROOM:

Base level units with rolled edge work surface, stainless steel single sink unit with mixer tap, rear aspect double glazed window, side aspect double glazed window, airing/storage cupboard. Space for washing machine and tile effect flooring.

### GROUND FLOOR GUEST BEDROOM:

Radiator, laminate wood effect flooring, side aspect double glazed window, rear aspect double glazed window and door to:

### EN-SUITE W/C:

Comprising low-level W.C vanity enclosed wash hand basin fully tiled walls, tiled flooring, extractor fan and side aspect double glazed window.

### FIRST FLOOR LANDING:

Access to loft, handrail and balustrading, coved ceilings and doors to all rooms.

### MASTER BEDROOM:

Radiator, laminate wood effect flooring, rear aspect double glazed window, side aspect double glazed window and door to:

### EN-SUITE BATHROOM:

White three-piece suite comprising panel enclosed wash hand bath with shower attachment over, glass shower screen, low-level W.C, heated towel rail, fully tiled walls, tiled flooring, front aspect opaque double-glazed window.

### BEDROOM THREE:

Coved ceiling, radiator, laminated wood effect flooring and rear aspect double glazed window.

### BEDROOM FOUR:

Coved ceiling, radiator, laminated wood effect flooring and rear aspect double glazed window.

### BEDROOM FIVE/STUDY:

Coved ceiling, radiator and rear aspect double glazed window.

### FAMILY BATHROOM

White three piece suite comprising panel enclosed bath with shower attachment over, glass shower screen, concealed low-level W.C vanity enclosed hand wash basin, heated towel rail, laminate wood effect flooring and rear aspect doubled glazed window.

## OUTSIDE

### REAR GARDEN:

**Approximately 75ft** Patio area, lawn area, external tap, external lighting, timber shed, footpath to end of garden and direct access into Cabrera Woods, enclosed by panel fencing.

### PARKING:

Block paved driveway, providing off street parking for up to four vehicles and gated side access to rear.

### FRONT:

Lawned area, shrub borders and panel fencing

### COUNCIL TAX BAND:

E - Runnymede Borough Council

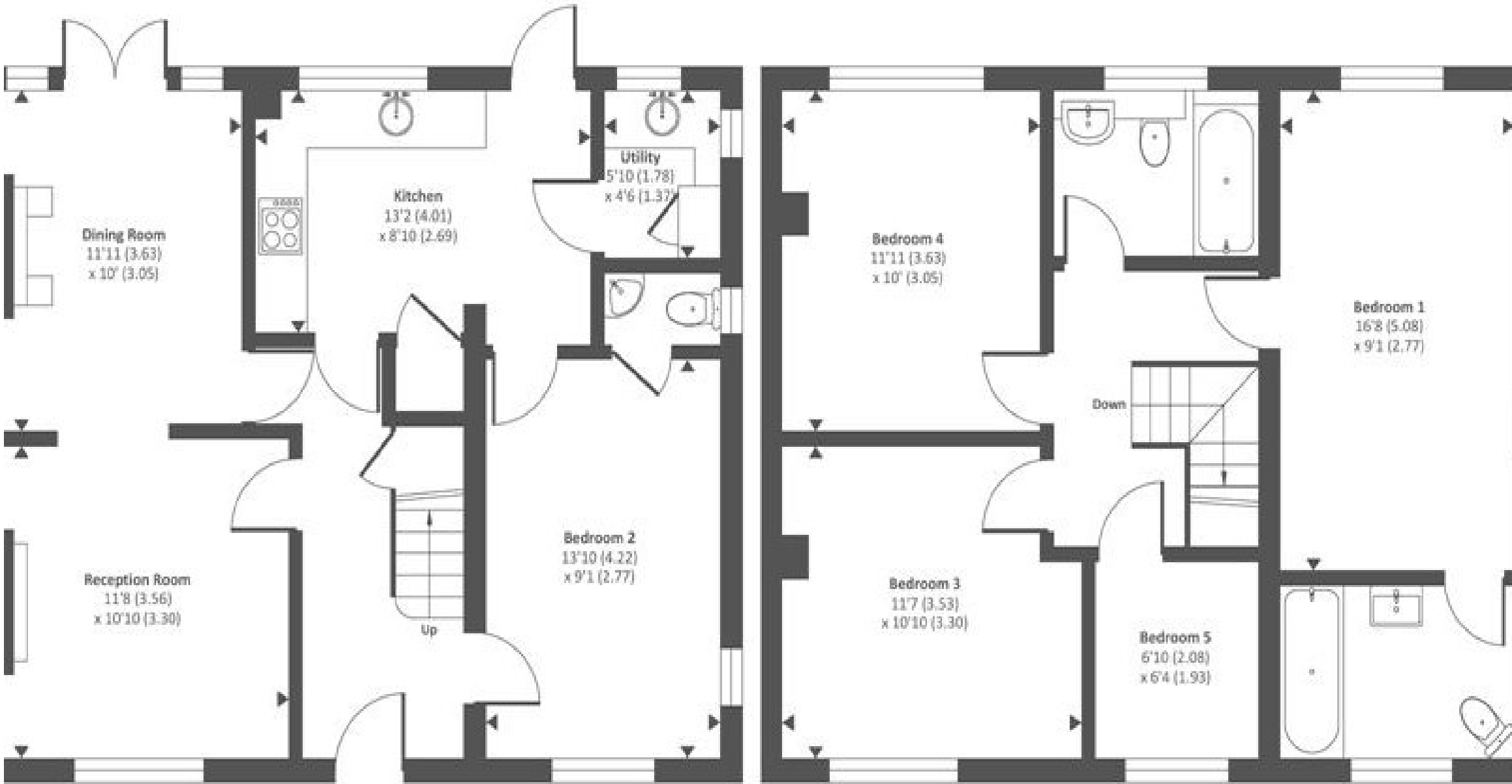
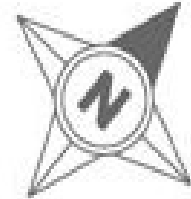
### VIEWINGS:

**By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**

# FLOORPLAN

Approximate Area = 1312 sq ft / 121.8 sq

For identification only - Not to scale



Second floor

First floor

## EPC

24 Cabrera Avenue  
VIRGINIA WATER  
GU25 4EZ

Energy rating  
**C**

Valid until  
**31 August 2033**

Certificate number  
**0320-2482-1280-2527-6911**

Property type	Semi-detached house
Total floor area	122 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.



