



**Stroude Road, Virginia Water, GU25 4DE**

**£600,000 Freehold**



A beautifully presented and extended three bedroom bay fronted semi-detached residence situated on the popular Stroude Road betwixt Virginia Water and Egham. Comprising lounge with wood burning stove, downstairs utility/ shower room, open plan kitchen/living/diner with vaulted ceiling along with a first floor family bathroom. There is a generous size mature garden with summer house and shed to the rear whilst the front offers a driveway for three vehicles. Virginia water lake, Egham mainline station and regenerated High Street are all within a short five minute drive. No onward chain.

**Stroude Road, Virginia Water, Surrey, GU25 4DE**

Composite glazed front door to:

**ENTRANCE HALLWAY:** Solid Oak flooring, side aspect double glazed window, fitter storage cupboard, radiator, doors to all rooms. Stairs to first floor, under stairs storage cupboard housing fuse box and combination boiler.

**LOUNGE:** Front aspect double glazed window, fitted wood burning stove, radiator, carpet.

**UTILITY/SHOWER ROOM:** Side aspect frosted double glazed window, low level WC, pedestal wash hand basin, glass panel enclosed corner shower, space for washing machine and dryer. Vinyl flooring.

**KITCHEN/LIVING ROOM/DINING ROOM:** Solid Oak flooring, cast iron feature fireplace with wooden surround and granite hearth, vaulted ceiling extension with Velux windows, double opening UPVC patio doors and rear aspect double glazed window. Kitchen comprising range of base and eye level units with rolled edge work surface, free standing double oven with five ring gas hob, extractor over and stainless steel splash back, one and a half bowl drainer unit with mixer tap, fitted fridge/freezer, dishwasher and microwave.

**FIRST FLOOR LANDING:** Side aspect double glazed window, radiator, loft hatch, doors to all rooms, carpet flooring.

**BEDROOM ONE:** Front aspect double glazed window, fitted cupboard, carpet floor, radiator.

**BEDROOM TWO:** Rear aspect double glazed window, fitted cupboard, carpet floor, radiator.

**BEDROOM THREE:** Front aspect double glazed window, fitted cupboard, carpet floor, radiator.

**OUTSIDE**

**GARDEN:** **Approximately 100ft.** Timber decking area, laid to lawn with scrub boarder, timber built summer house with double glazed doors and windows, timber built shed, side access gate.

**DRIVEWAY:** Parking for three vehicles, hedge boarder

**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)**

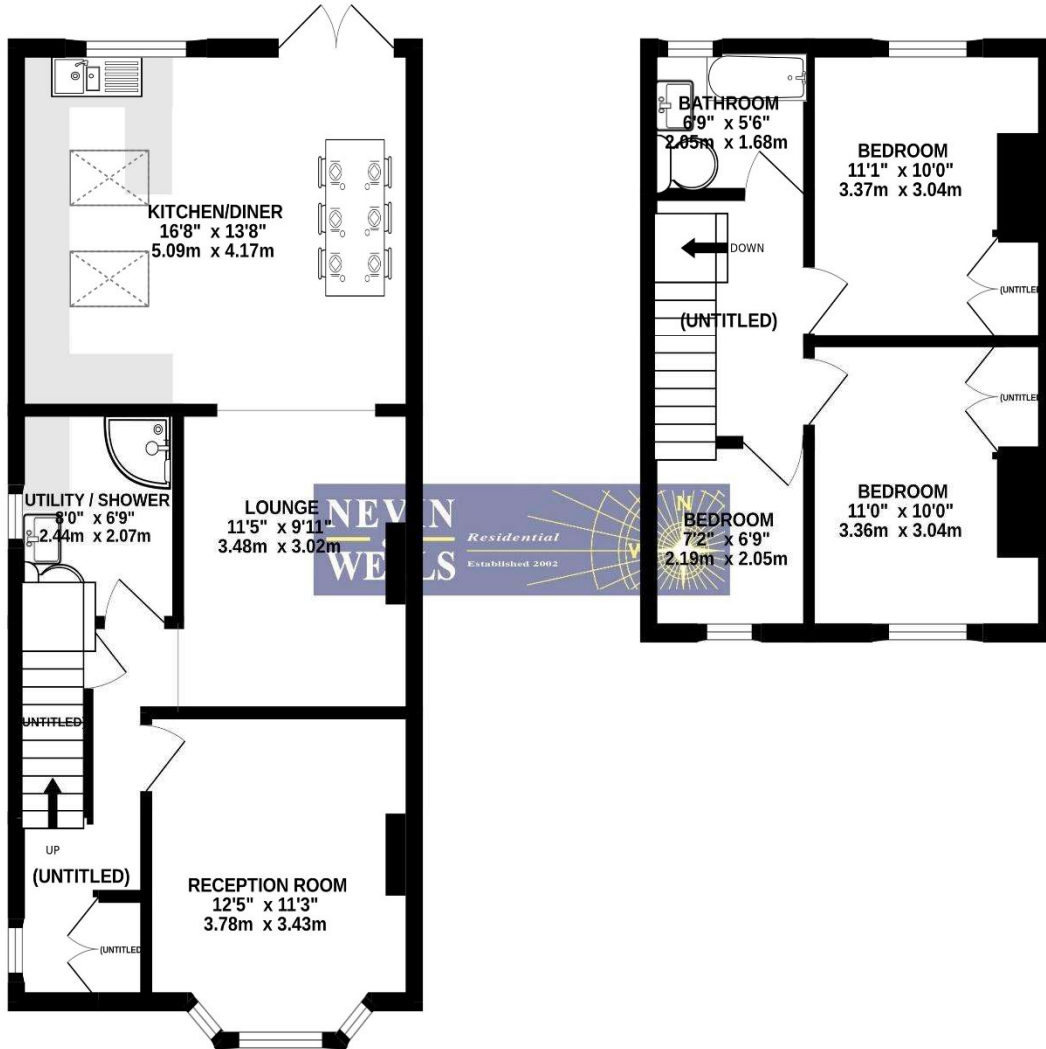


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**FLOORPLAN**

GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC

329, Stroude Road VIRGINIA WATER GU25 4DE		Energy rating <b>E</b>
Valid until <b>7 February 2027</b>	Certificate number <b>0988-5042-7232-4193-9960</b>	

Property type	Semi-detached house
Total floor area	96 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 E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.