

12 THE ORCHARD

VIRGINIA WATER

BUCKINGHAMS







12 The Orchard

Virginia Water • Surrey • GU24 4DT

Asking Price £465,000 Freehold

A well presented two double bedroom mid-terrace property with conservatory, in a highly convenient location just a short stroll to the village centre and mainline railway station serving London Waterloo & Reading.

- MID-TERRACE HOME IN A CONVENIENT LOCATION
- TWO BEDROOMS
- LIVING/DINING ROOM
- CONSERVATORY
- CLOSE TO VILLAGE CENTRE & RAIL STATION
- PRIVATE REAR GARDEN
- GROUND FLOOR W.C
- COUNCIL TAX BAND E - £3,046.999

RECEPTION HALL • FITTED KITCHEN • LIVING/DINING ROOM WITH ACCESS TO REAR GARDEN • TWO DOUBLE BEDROOMS • BATHROOM • LANDSCAPED REAR GARDEN • TWO PARKING SPACES TO FRONT • ALL MAINS SERVICES.

Description

A delightful mid-terraced two double bedroom house conveniently located close to the heart of the village with shops, restaurants and Virginia Water mainline railway station serving London Waterloo only a few minutes' walk away. The bathroom has recently been refitted to a very good standard, there is superb conservatory and allocated parking spaces immediately to the front of the property. EPC:C73

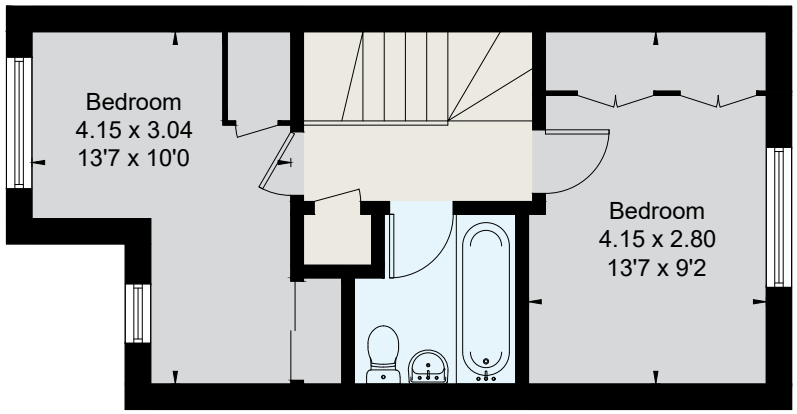
Directions

From our offices in Station Approach, Virginia Water turn right onto Christchurch Road and proceed to the traffic light crossroads. Continue straight over into Sandhills Lane and take the second turning right into The Orchard. At the T-Junction turn left and No.12 will be found a few yards along on the left hand side.

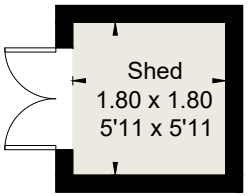
12 The Orchard Virginia Water, GU25 4DT

Approximate Gross Internal Floor Area :

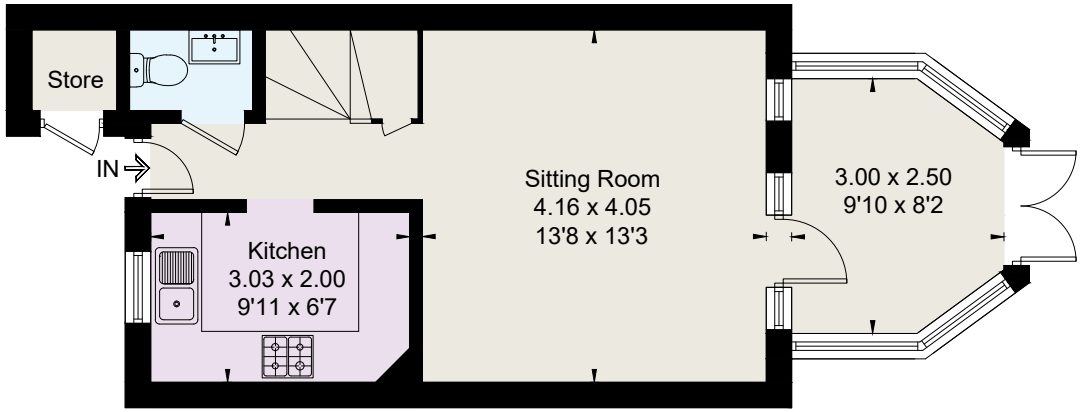
Ground Floor	38.16 sq m / 411 sq ft
First Floor	33.16 sq m / 357 sq ft
External Store	1.02 sq m / 11 sq ft (Excluding Shed)
Total	**72.34 sq m / 779 sq ft**



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

Important Notice
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

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