

NEVIN & WELLS

Distinctive Homes

Established 2002



Luddington Avenue, Surrey, GU25 4DF

O.I.E.O £1,250,000 F/H

Luddington Avenue, Virginia Water , Surrey, GU25 4DF

Positioned on a mature and exceptionally secluded quarter acre plot, 'Mayfield' is a high quality 1950's built family home, situated in a 'no-through road.' This four bedroom home offers versatile and contemporary accommodation with three reception rooms including bi-folding doors onto the amazing garden, two bathrooms (en-suite with dressing room), cloakroom, utility room and kitchen/breakfast room. The rear garden gives access to both a detached studio, entertainment area and workshop. There is parking for several vehicles to front and potential to create an annexe. Local schools, shops and mainline station are nearby. Access to Virginia Water Lake and Windsor Great Park is also close at hand.

<u>CANOPY PORCH:</u>	Sensor light under. Composite front door into: -
<u>ENTRANCE HALLWAY:</u>	Feature radiator, part panelled walls, picture rails, coat cupboard, stairs to first floor. Two double glazed frosted windows to front.
<u>DINING ROOM:</u>	Feature radiator, picture rail. Double glazed bay window to front with fitted wooden shutters. Door into: -
<u>STUDY:</u>	Radiator. Double glazed window to front with fitted shutters.
<u>LOUNGE:</u>	Feature radiators, Oak flooring, built in storage, concealed mood lighting, feature stainless steel real flame gas fire. Double glazed sliding doors and double glazed bi-folding doors onto patio and entertainment area.
<u>CLOAKROOM:</u>	Low level WC, wash hand basin set into vanity unit, feature urinal, ceramic tiled floor, radiator, part tiled walls, extractor fan.
<u>UTILITY ROOM:</u>	Space for washing machine, space for tumble dryer, space for fridge, wall mounted Worcester Bosch boiler, dog shower, storage units. Door into garage.
<u>KITCHEN/BREAKFAST ROOM:</u>	Range of gloss white base and eye level units, Corrian breakfast bar and worktops, tiled splash back, feature radiator, Oak flooring, larder cupboards, integrated dishwasher. Built in Bosch electric double oven and four ring gas hob, integrated fridge/freezer, vaulted ceiling. One and a half bowl sink unit with chrome mixer tap. Double glazed window to rear and double glazed door into rear garden.
<u>LANDING:</u>	Hatch to loft space, storage cupboard.
<u>BEDROOM ONE:</u>	Radiator, mood lighting, reading area. Double glazed window to rear and double glazed door onto balcony.
<u>BALCONY:</u>	Brick parapet, panoramic views over garden.
<u>DRESSING ROOM:</u>	Built in wardrobes and storage. Door into: -

<u>EN-SUITE SHOWER ROOM:</u>	Luxury white suite comprising low level WC, wash hand basin set into vanity unit, radiator, fully tiled walls. Porcelain tiled floor, tiled shower cubicle housing chrome mixer shower, extractor fan. Double glazed Velux window.
<u>BEDROOM TWO:</u>	Radiator, picture rail. Double glazed window to front with fitted shutters.
<u>BEDROOM THREE:</u>	Feature radiator, picture rail. Double glazed window to front with fitted shutters.
<u>BEDROOM FOUR:</u>	Feature radiator, picture rail. Double glazed window to front with fitted shutters.
<u>BATHROOM:</u>	Luxury white suite comprising low level WC with concealed flush, wash hand basin set into vanity unit, panel bath with chrome mixer shower over, ceramic tiled floor and walls, chrome radiator, extractor fan. Frosted double glazed window to rear.

OUTSIDE

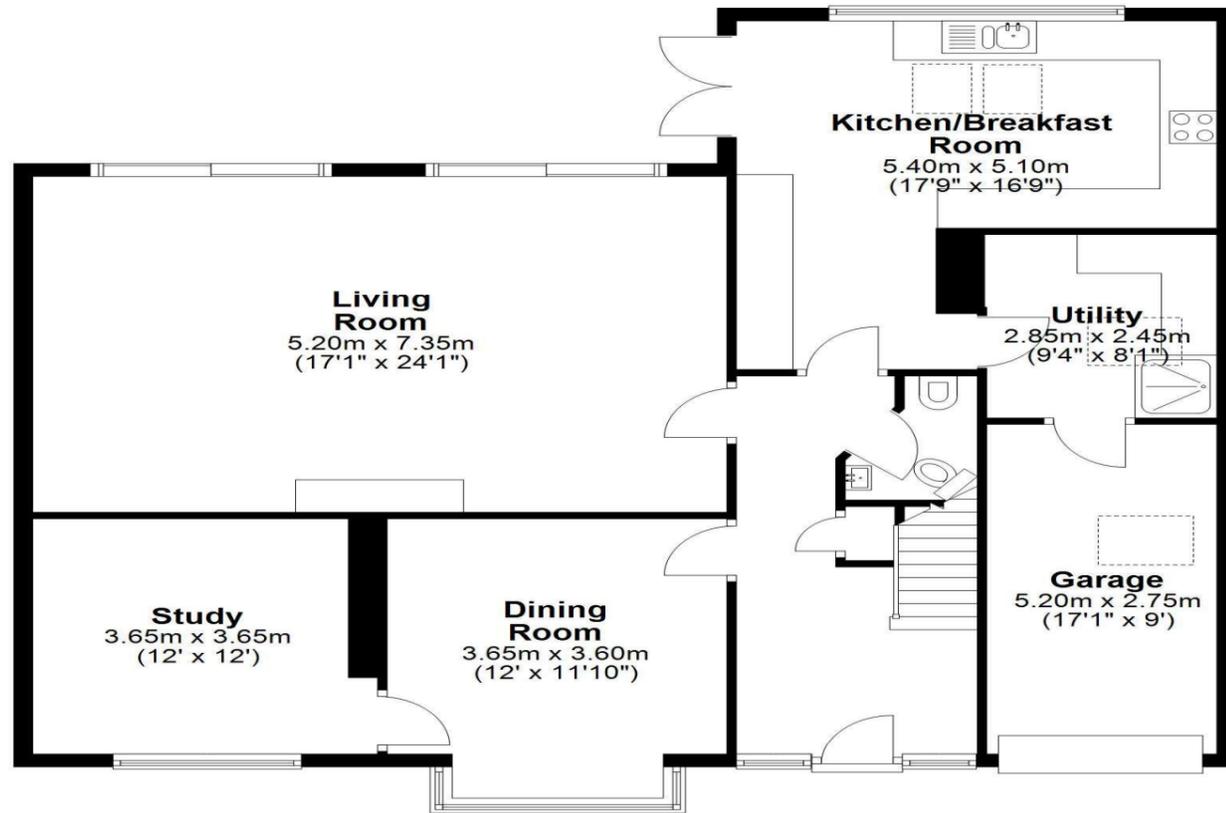
<u>REAR GARDEN:</u>	Approx 135ft x 50ft (41.15m x 15.24m) An exceptionally mature and secluded garden with many trees and thoughtfully planted shrubs. There is a large patio for entertaining and shaped lawn giving access to music studio/office and workshop.
<u>WORKSHOP:</u>	Detached timber framed building with light, power, workbench and storage.
<u>STUDIO/OFFICE:</u>	Detached timber framed building with light, power and ceiling skylights, fully insulated.
<u>GARAGE:</u>	Integral single garage with light and power, ceiling skylight, door into utility room, metal up and over door.
<u>NB:</u>	There is potential to create an annexe STPP via garage and utility
<u>DRIVEWAY:</u>	Brick paved drive with space to park several cars. Side access gate.
<u>COUNCIL TAX BAND:</u>	G - Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



FLOORPLAN

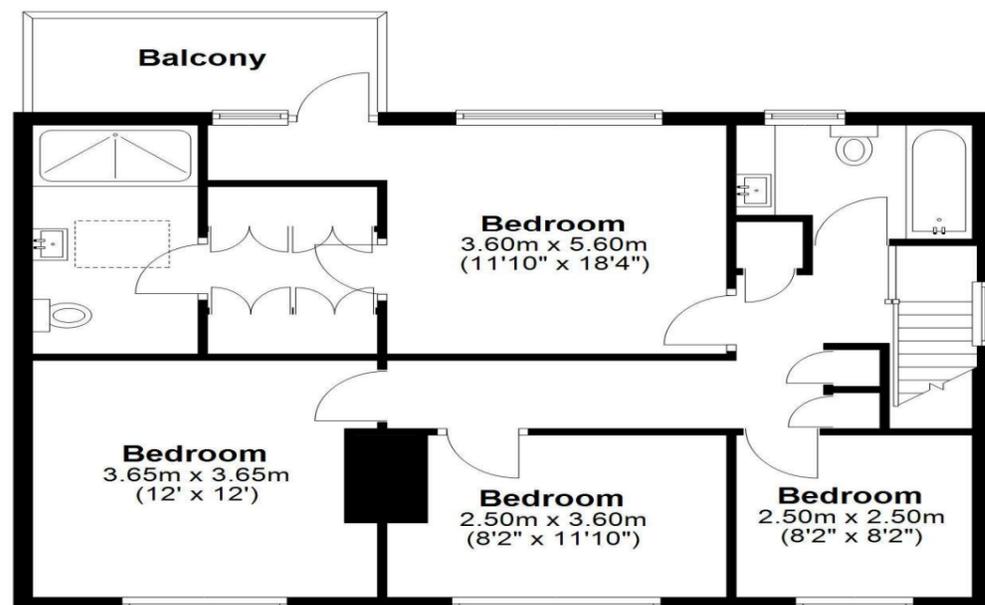
Ground Floor

Approx. 125.4 sq. metres (1349.5 sq. feet)



First Floor

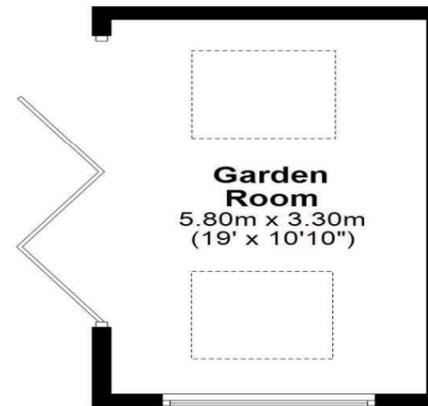
Approx. 73.0 sq. metres (786.1 sq. feet)



Total area: approx. 244.7 sq. metres (2633.7 sq. feet)

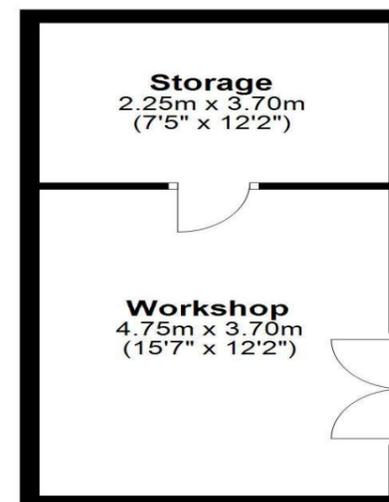
Garden Room

Approx. 19.1 sq. metres (206.0 sq. feet)



Workshop

Approx. 27.1 sq. metres (292.1 sq. feet)



EPC

Mayfield Luddington Avenue VIRGINIA WATER GU25 4DF	Energy rating D
Valid until 14 September 2035	Certificate number 0300-2265-4510-2695-0431

Property type	Detached house
Total floor area	183 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 D. 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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

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

