



1 HOME CLOSE

VIRGINIA WATER, GU25 4DH

£1,200,000
FREEHOLD

Introducing a well-presented family home, quietly positioned within a desirable cul-de-sac in Virginia Water. Arranged over two floors, the property offers three reception rooms, including a generous sitting room with garden access, together with a study/dining room. The kitchen/breakfast room features integrated Smeg and Bosch appliances, with a separate utility area.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with en suite and built-in storage.

Set back from the road, the property benefits from a private driveway with parking for two cars and an integrated garage. The rear garden is secluded and easy to maintain, with mature trees, established planting and a lawned area.

The property is ideally placed for the amenities of Virginia Water, with local shops, cafés and restaurants nearby, as well as Wentworth Club and Windsor Great Park. Virginia Water station offers regular services to London Waterloo, while the M25 and M3 provide excellent road connections. A range of well-regarded schools are also within easy reach.

HP.

H PRESTIGE ESTATES

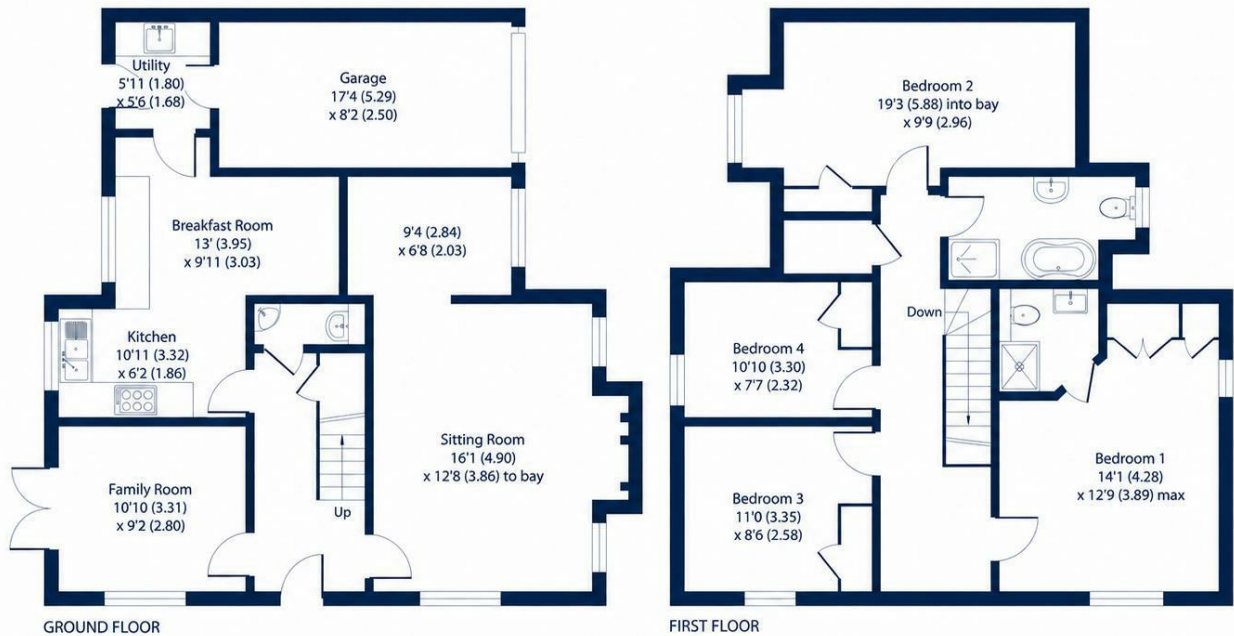
Home Close, Virginia Water, GU25

Approximate Area = 1518 sq ft / 141 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1657 sq ft / 153.9 sq m

For identification only - Not to scale

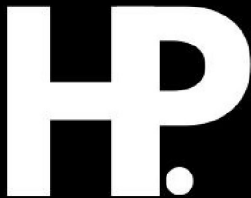


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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