



37 TRUMPSGREEN AVENUE

VIRGINIA WATER

BUCKINGHAMS



37 Trumpsgreen Avenue

Virginia Water • Surrey

GU25 4EP

£1,350,000 Freehold

A highly spacious five double bedroom family home providing excellent open plan living space & enjoying a private Southerly facing rear garden with a large detached games room.



- OUTSTANDING MODERN FAMILY HOME
- EXCELLENT KITCHEN/DINING/FAMILY ROOM
- PRIVATE SOUTHERLY FACING GARDENS
- EASY ACCESS TO VILLAGE FACILITIES
- LARGE DETACHED GAMES ROOM/HOME OFFICE
- FIVE DOUBLE BEDROOMS, MASTER EN SUITE
- TWO FURTHER SEPARATE RECEPTION ROOMS
- LONDON WATERLOO FROM 42 MINS BY TRAIN

RECEPTION HALL • CLOAKROOM • SITTING ROOM • DINING ROOM • OUTSTANDING KITCHEN/DINING/FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • FOUR FURTHER DOUBLE BEDROOMS • FAMILY BATH & SHOWER ROOM • DRIVEWAY PROVIDING AMPLE PARKING • REAR GARDEN WITH DETACHED GAMES ROOM

Description

Having been greatly extended and renovated by the current owners to provide extremely spacious bright, modern accommodation including a most impressive open plan kitchen/dining/family space with bifold doors opening out to the Southerly facing gardens plus five very large first floor double bedrooms, in our view this property is extremely hard to beat; the large detached outbuilding to the rear of the garden adds an extra level of flexibility, giving numerous options for any family usage, whether one required a games/party room or large home office/workshop space.

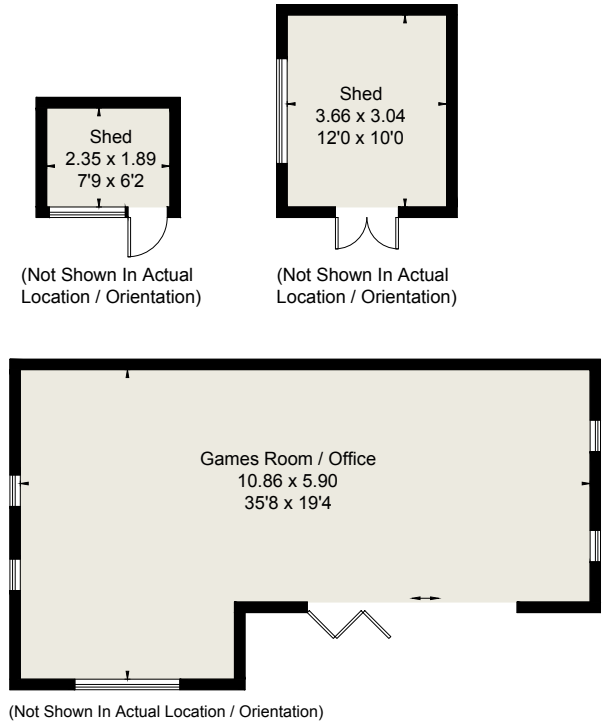
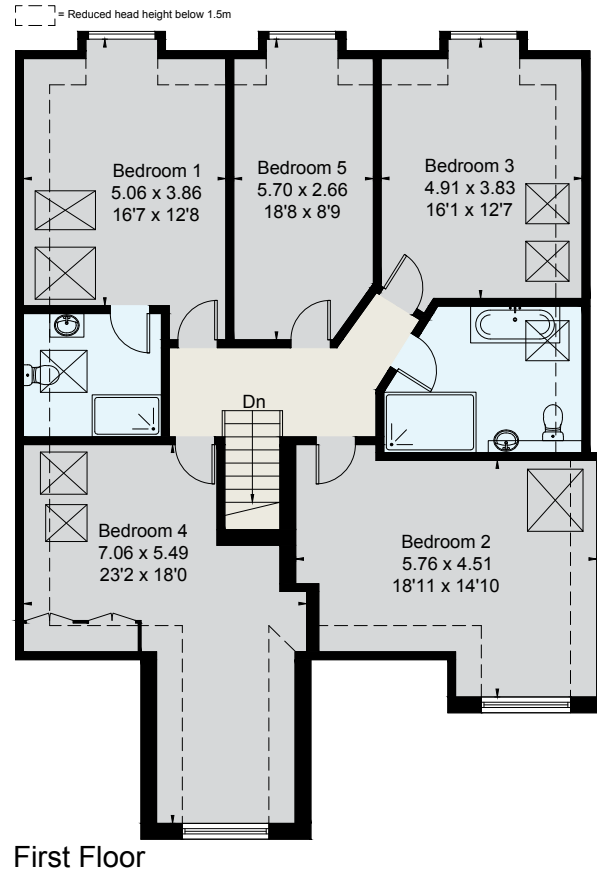
Trumpsgreen Avenue is a popular & convenient residential location with local shops literally just around the corner and Virginia Water village centre shops, restaurants and rail station are also within easy walking distance.

Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after passing the rail station on the right, at the traffic lights turn right into Trumpsgreen Road. Follow the road down the hill, pass under a rail bridge and just before the parade of shops turn right into Beechmont Avenue; turn left into Trumpsgreen Avenue, where no.37 will be found on the left hand side.



Approximate Gross Internal Floor Area :
 Ground Floor 162.9 sq m / 1753 sq ft
 First Floor 133.9 sq m / 1441 sq ft
 Outbuilding 54.2 sq m / 584 sq ft
Total 351 sq m / 3778 sq ft



COUNCIL TAX BAND E
 EPC: C71.
 ALL MAINS SERVICES

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.

Ref: 26TAB012707152 HPI ©2026 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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