



13 Irvine Place,
Virginia Water, GU25 4DQ



A conveniently located Virginia Water two-bedroom house, with modern fittings and a private garage with car porch.

**13 Irvine Place,
Virginia Water, GU25 4DQ**

- ◆ Two double bedrooms
- ◆ Garage with car porch
- ◆ Modern fitted bathroom with bathtub
- ◆ Great proximity to Virginia Water railway station
- ◆ Well-presented living area
- ◆ Lawned garden and terrace
- ◆ Utility room

Situation

The property is within walking distance of local shops and restaurants in the pretty village of Virginia Water with its mainline railway station with a fast service of trains to Waterloo in 42 minutes. There is an excellent Waitrose in Sunningdale and Egham and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network

Other than the world-renowned Wentworth Club, country clubs abound in the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park, beyond for riding. The area is also very well catered for by a wide choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



Additional Information

Postcode: GU25 4DQ

Tenure: Freehold

Service Charge: £800 PA

Local Authority:

Runnymede Borough Council – 01932 838383.

Fixtures and Fittings:

Light fittings and integrated appliances are included in the sale of the property.

Viewing: Strictly by appointment with

Barton Wyatt:

homes@bartonwyatt.co.uk

01344 843000

Energy Performance:

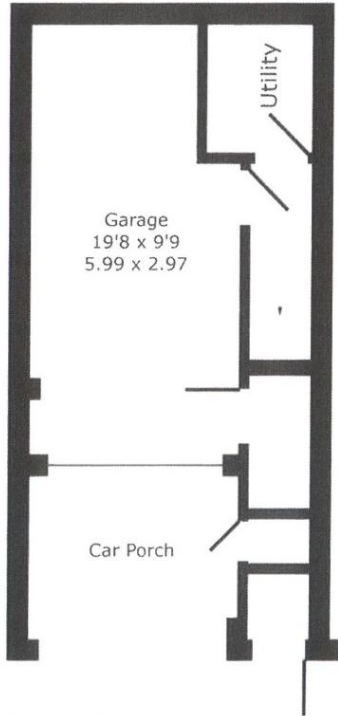
A copy of the full Energy Performance Certificate is available upon request.



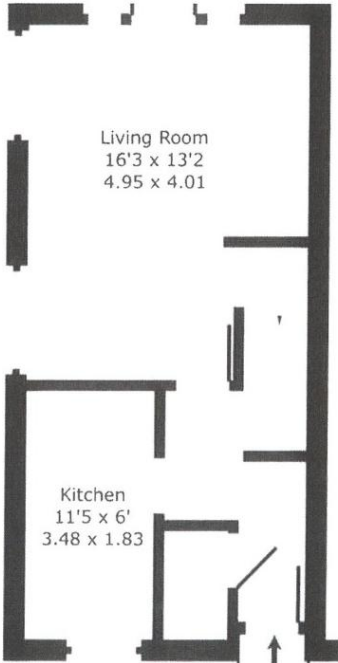
13 Irvine Place, Virginia Water

Approximate Gross Internal Floor Area :

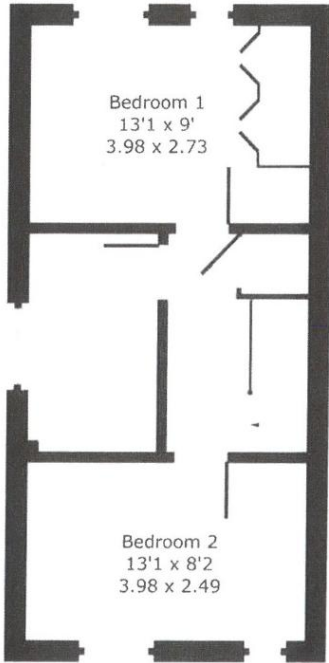
Ground Floor (incl Car Porch)	34 m2 / 368 ft2
First Floor	34 m2 / 368 ft2
Second Floor	34 m2 / 368 ft2
Total	102 m2 / 1199 ft2



Ground Floor



First Floor



Second Floor



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