NEVIN & WELLS

Distinctive Homes

Established 2002









Knowle Grove, Virginia Water, Surrey, GU25 4JB **£925,000 F/H**

Fairways, Knowle Grove, Virginia Water , Surrey, GU25 4JB

A beautifully presented detached bungalow set on a generous plot, approximately. a third of an acre within the very heart of this sought after village. Offering a rare combination of privacy, space and convenience, the property enjoys a picturesque and secluded setting while remaining within easy reach of local amenities, transport links and the picturesque surroundings that make Virginia Water so desirable. No onward chain.

Large open driveway providing off street parking for several vehicles leading to main front door.

ENTRANCE HALLWAY: Coved ceiling, decorative radiator coverings, fitted carpet, doors to all rooms and open plan to:

DINING/FAMILY ROOM: Coved ceiling, stairs to first floor, decorative radiator covering, fitted carpet, rear aspect double glazed leaded light window and doors to all rooms.

FITTED KITCHEN/BREAKFAST ROOM: Comprising eye and base level units with rolled edge work surfaces, fitted appliances, one and a half bowl sink unit with mixer tap, coved ceiling, storage cupboard, radiator, part tiled walks, tiled flooring, front aspect leaded light double glazed window and opening leading to: -

UTILITY ROOM: Comprising eye and base level units with rolled edge work surfaces, space for appliances, single sink unit with mixer tap, coved ceiling, part tiled walls, radiator, tiled flooring, front aspect leaded light double glazed window, double glazed door to side and glazed door to:

CONSERVATORY: Double glazed all round, radiator, tiled flooring and rear aspect double glazed French doors to patio/garden.

LIVING ROOM: Coved ceiling, feature coal effect gas fireplace with marble surround, mantle and hearth, decorative radiator coverings, fitted carpet, rear aspect leaded light double glazed French doors to garden.

PRINCIPLE BEDROOM: Built in wardrobes and dressing table/cupboards, dado rail, radiator, fitted carpet and rear aspect leaded light double glazed window and door to: -

RECENTLY INSTALLED EN-SUITE SHOWER ROOM: Comprising separate shower cubicle with riser shower and tiled all round, concealed low level W.C, vanity enclosed wash hand basin, part tiled walls, radiator, wood effect tiled flooring and side aspect leaded light double glazed window.

BEDROOM TWO: Fitted wardrobes, built in dressing table and cupboards, radiator, fitted carpet and front aspect leaded light double glazed window.

LUXURY FAMILY BATHROOM: White three piece suite comprising panel enclosed bath with riser shower over and glass shower screen, fully tiled walls, tiled flooring, low level WC, vanity enclosed wash hand basin and front aspect leaded light double glazed window.

BEDROOM THREE/OFFICE: Built in storage cupboards and shelving, air conditioning unit, eaves storage and front aspect leaded light double glazed window.

OUTSIDE

REAR GARDEN: Raised patio area, lawn areas, mature flower, shrub and tree borders, composting area and enclosed by panel fencing and door to: -

DETACHED GARAGE: With remote roller door, power, lighting and side aspect door.

PARKING: Own driveway providing off street parking for several vehicles with mature flowers, shrubs and trees, access to main front door.

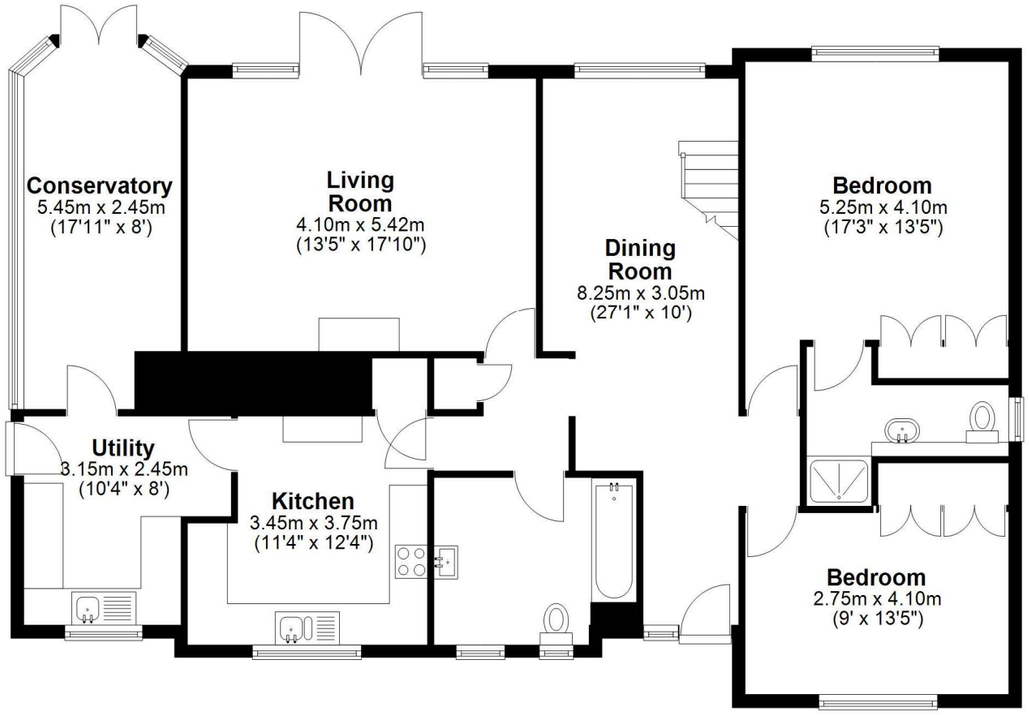
COUNCIL TAX BAND: **G –** Runnymede Borough Council

VIEWINGS: **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk**

FLOORPLAN

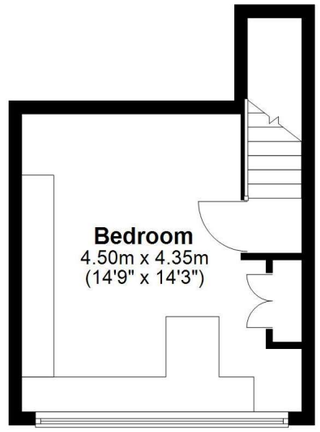
Ground Floor

Approx. 134.7 sq. metres (1449.9 sq. feet)



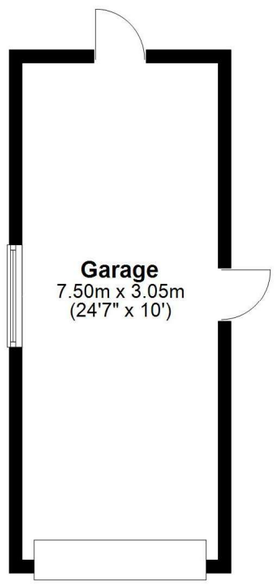
First Floor

Approx. 20.8 sq. metres (224.2 sq. feet)



Garage

Approx. 22.9 sq. metres (246.2 sq. feet)



Total area: approx. 178.4 sq. metres (1920.4 sq. feet)

EPC

Fairways
Knowle Grove
VIRGINIA WATER
GU25 4JB

Energy rating: **D**

Valid until	Certificate number
19 April 2036	9468-3061-8204-2376-3204

Property type	Detached house
Total floor area	147 square metres

Rules on letting this property

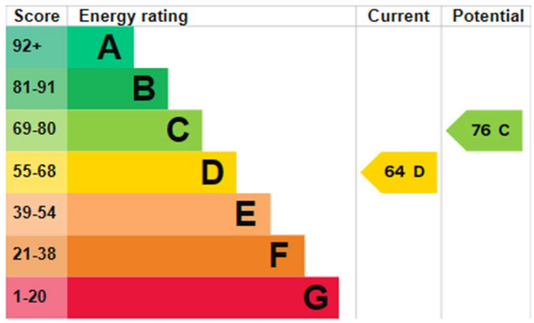
Properties can be let if they have an energy rating from A to E.

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.



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

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

