



53 HARPESFORD AVENUE

VIRGINIA WATER

BUCKINGHAMS



53 Harpesford Avenue

Virginia Water • Surrey • GU25 4RG

£699,950

Freehold

A spacious & well presented semi detached family home occupying a mature corner plot on a sought after residential road, available for sale with no onward chain.

- THREE/FOUR BEDROOM SEMI DETACHED HOME
- AMPLIFIED DRIVEWAY PARKING, DOUBLE GARAGE
- POPULAR RESIDENTIAL LOCATION
- LONDON WATERLOO FROM 42 MINUTES
- OCCUPYING A PRIVATE CORNER PLOT
- AVAILABLE WITH NO ONWARD CHAIN
- VILLAGE CENTRE & STATION 1 MILE APPROX
- COUNCIL TAX BAND F, ALL MAINS SERVICES

RECEPTION HALL • LIVING/DINING ROOM • KITCHEN • BREAKFAST ROOM/UTILITY
• STUDY/BEDROOM FOUR • THREE FIRST FLOOR BEDROOMS • SHOWER ROOM •
BATHROOM • DRIVEWAY TO LARGE ATTACHED DOUBLE GARAGE • PRIVATE GARDENS

Description

53 Harpesford Avenue provides very good family accommodation over two storeys and, subject to the relevant consents could easily be extended to create a very large home should one wish. Occupying a private, mature corner plot on this popular road within easy reach of Virginia Water village centre shops, restaurants and rail station, in our view this presents a great opportunity and is well worth viewing.

Directions

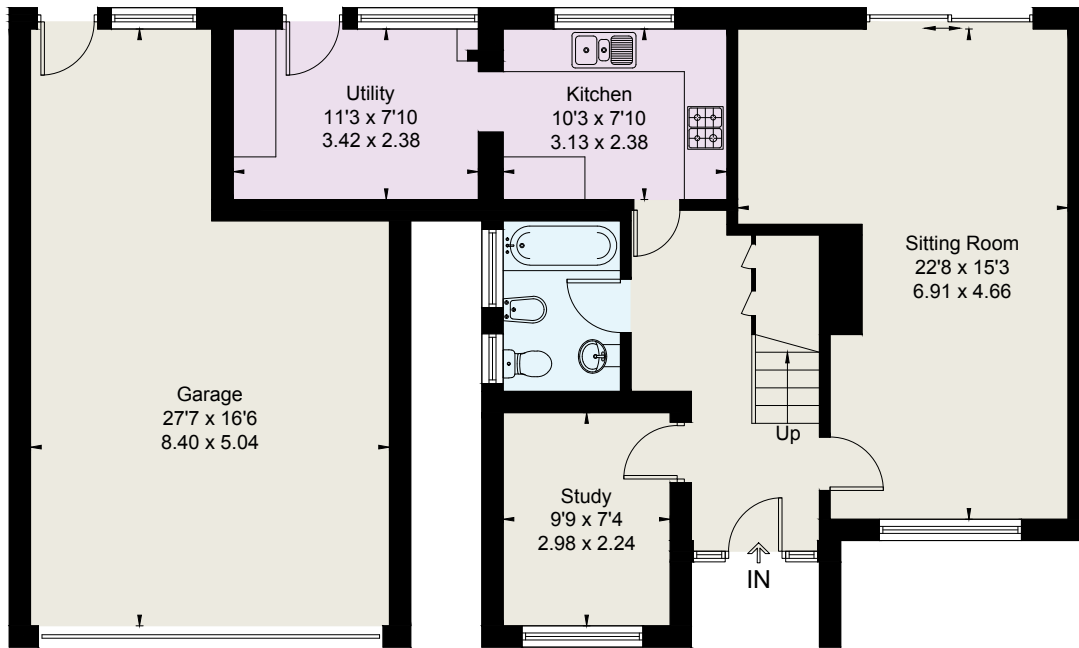
From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the first exit onto Wellington Avenue. After almost half a mile turn left into Harpesford Avenue; after passing the first right turning for Sundon Crescent, the property will be found on the left hand side just before the second turning for Sundon Crescent.

Approximate Gross Internal Floor Area :

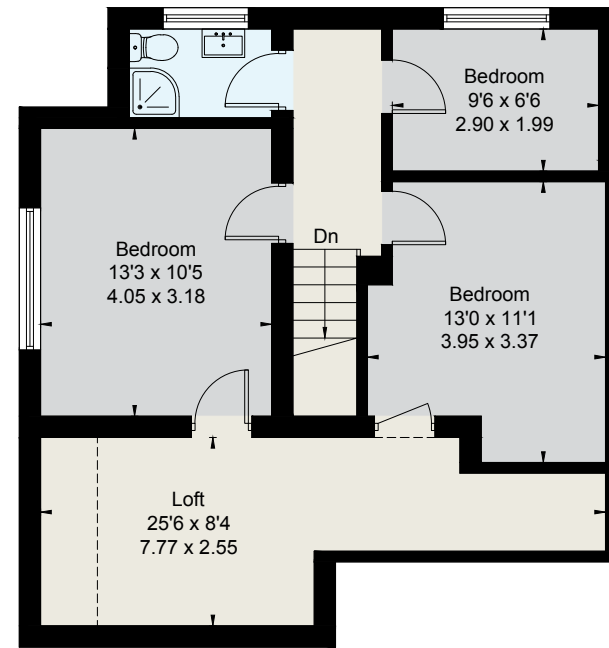
Ground Floor	68.7 sq m / 739 sq ft
First Floor	60.5 sq m / 651 sq ft
Garage	35.7 sq m / 384 sq ft
Greenhouse	3.9 sq m / 42 sq ft
Total	168.8 sq m / 1816 sq ft



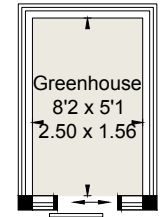
[Dashed Box] = Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

EPC: D59.
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: 53HAB011208251 HPI ©2025 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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