



33 OAK TREE CLOSE

VIRGINIA WATER

BUCKINGHAMS



33 Oak Tree Close

Virginia Water • Surrey • GU25 4JG

£875,000

Freehold

A detached family home offering bright & airy living space and a fantastic, very large South Easterly facing rear garden in a very popular residential location.

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| <ul style="list-style-type: none">• BRIGHT & SPACIOUS DETACHED FAMILY HOME• AMPLE SCOPE FOR EXTENSION• VILLAGE CENTRE & RAIL STATION WITHIN 1 MILE• COUNCIL TAX BAND G, ALL MAINS SERVICES | <ul style="list-style-type: none">• EASY ACCESS TO LOCAL SHOPS• LONDON WATERLOO FROM 43 MINS• LARGE PLOT, MATURE SUNNY GARDENS• VERY POPULAR LOCATION |
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LARGE ENTRANCE LOBBY • RECEPTION HALL • CLOAKROOM • LIVING/DINING ROOM • CONSERVATORY • STUDY/4TH BEDROOM • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • THREE FIRST FLOOR BEDROOMS • FAMILY BATHROOM • DRIVEWAY LEADING TO ATTACHED GARAGE • LARGE MATURE REAR GARDEN

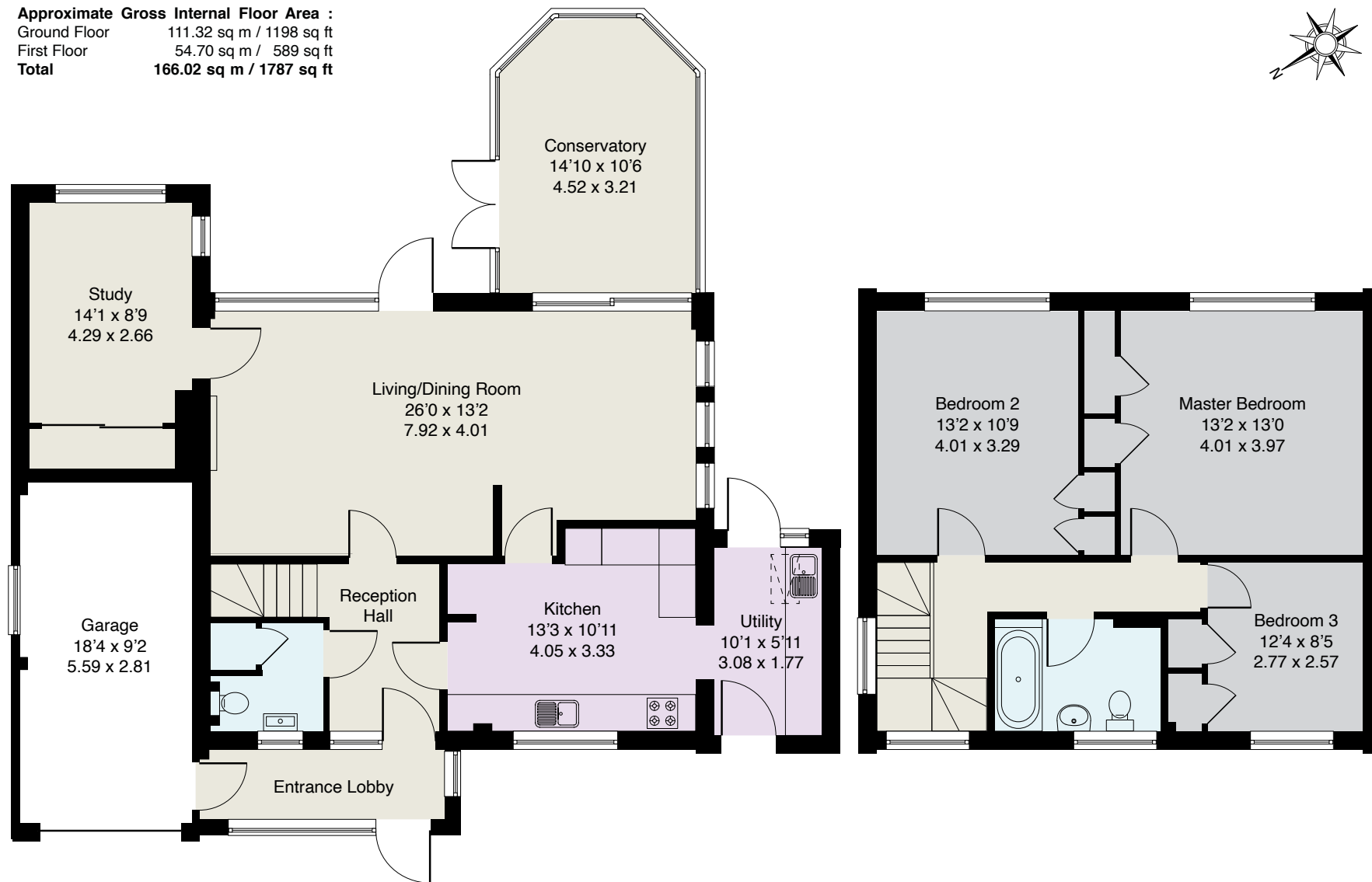
Description

This truly is a great proposition - this house offers well maintained, spacious accommodation over two floors and enjoys superb mature gardens; in our opinion the property is an excellent choice for someone to move straight in and enjoy the quality of the surroundings but it also offers huge potential to greatly enlarge should a purchaser so wish (subject to the usual planning consents). Oak Tree Close is a sought after residential road, which has always been very popular for families looking for a long term move; the King George V recreation ground is just a short stroll away, local shops are also very close by and the village centre shops, restaurants and rail station are within a mile.

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 and under the railway bridge, pass the parade of shops on the right and after cresting the brow of a small hill the left hand turn for Oak Tree Close will be found on the left, opposite the King George V recreation ground. At the mini roundabout at the end of the straight turn left, where no.33 will be found immediately on the right hand side.

Approximate Gross Internal Floor Area :
 Ground Floor 111.32 sq m / 1198 sq ft
 First Floor 54.70 sq m / 589 sq ft
Total 166.02 sq m / 1787 sq ft



EPC- D56.
 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: 33OTCB010805243 HPI ©2024 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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