



22 CROWN ROAD  
VIRGINIA WATER

BUCKINGHAMS



# 22 Crown Road

Virginia Water • Surrey • GU25 4HT

£897,500

Freehold

Enjoying a wonderful 250ft westerly aspect rear garden with an attractive woodland 'back drop' providing a high degree of privacy, a well maintained Victorian four bedroom, two bathroom semi-detached property conveniently situated close to sporting amenities, local shops and Virginia Water village centre & mainline railway station serving London Waterloo.

- |   |                                   |
|---|-----------------------------------|
| • FOUR DOUBLE BEDROOMS                      | • 5 MINUTE WALK TO LOCAL SHOPS    |
| • EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM | • M25 (J13 OR J11) APPROX 10 MINS |
| • KITCHEN OPEN-PLAN TO FAMILY/TV ROOM       | • DRIVEWAY PARKING                |
| • FANTASTIC REAR GARDEN WITH WOODLAND VIEWS | • CLOSE TO PLAYING FIELD          |
| • CONSERVATORY STYLE DINING AREA            | • 15 MINS WALK TO VILLAGE CENTRE  |

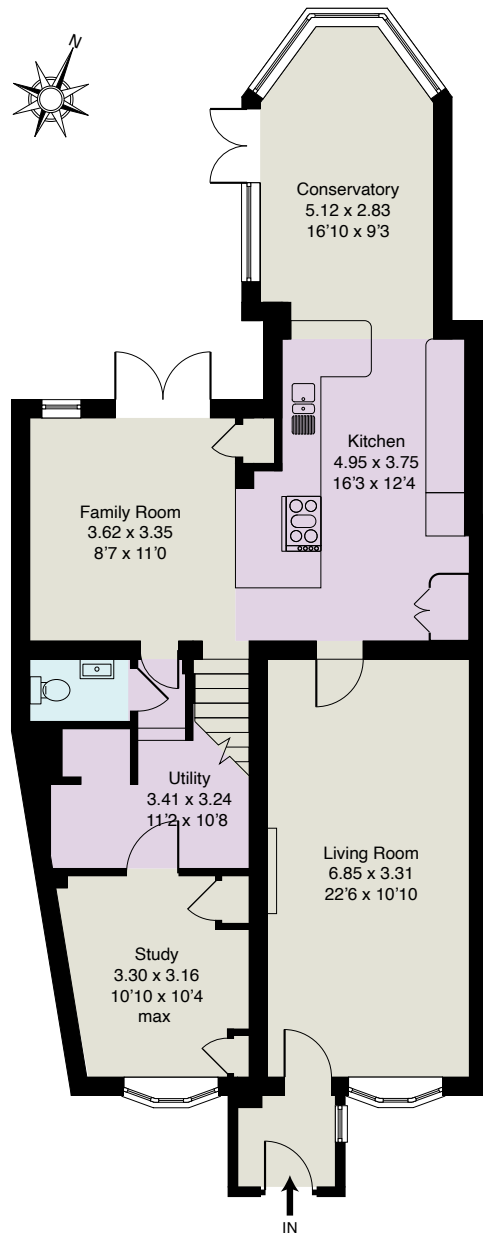
ENTRANCE LOBBY • 22' LIVING ROOM WITH FIREPLACE • KITCHEN OPEN-PLAN TO BOTH FAMILY/TV ROOM & CONSERVATORY DINING AREA • STUDY OVERLOOKING DRIVEWAY • UTILITY ROOM • CLOAKROOM • PRINCIPAL BEDROOM WITH SHOWER ROOM EN-SUITE • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • IMPRESSIVE LAWNED REAR GARDEN MEASURING OVER 250FT IN LENGTH • DRIVEWAY PARKING

## Description

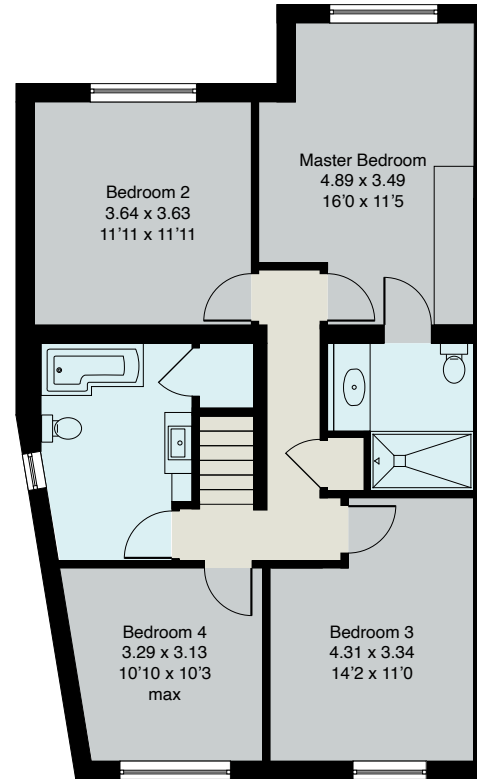
22 Crown Road is an attractive originally Victorian semi-detached cottage, larger internally than is immediately evident from the front and features a particularly impressive & attractive rear garden. The property enjoys a 'cosy' but spacious feel with the kitchen, open plan to both the family room & conservatory undoubtedly the focal point of the home for socialising, equally ideal for everyday family living or entertaining with friends. For a young family the location is convenient being within a short walk of the local infant school and only a few minutes' walk from a parade of shops, large playing field & tennis courts. Virginia Water village centre which provides a good variety of shops & eateries is only fifteen minutes' walk away as is the mainline railway station serving both Reading & London Waterloo (44 minutes). In addition, Junctions 11 & 13 of the M25 Motorway are only a ten minute drive away.

## 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 approximately two thirds of a mile turn left into Crown Road. The driveway to no.22 will be found on the left hand side.



**Approximate Gross Internal Floor Area :**  
 Ground Floor 94.65 sq m / 1019 sq ft  
 First Floor 78.76 sq m / 848 sq ft  
**Total 173.41 sq m / 1867 sq ft**



**EPC: C75.**  
**All Main Services**  
**Council Tax Band F**

**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: 25TAB012909233 HPI ©2023 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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