



25 TROTSWORTH AVENUE

VIRGINIA WATER

BUCKINGHAMS



25 Trotsworth Avenue

Virginia Water • Surrey • GU25 4AN

£1,350,000 • Freehold

An attractive four bedroom detached family home providing very flexible accommodation with two double bedroom suites on the ground floor, occupying a secluded plot of about a fifth of an acre and offering the opportunity to substantially extend the accommodation if required.

The location is particularly favourable enjoying both a quiet position and yet being only a short stroll from Virginia Water village centre's local shops, eateries & restaurants and mainline railway station serving London Waterloo & Reading.

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| <ul style="list-style-type: none">• FOUR DOUBLE BEDROOMS (TWO GROUND FLOOR)• THREE BATH/SHOWER ROOMS (TWO EN-SUITE)• CLOSE TO VILLAGE CENTRE & RAILWAY STATION• POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENT) | <ul style="list-style-type: none">• QUIET CUL-DE-SAC LOCATION• LOVELY SECLUDED REAR GARDEN• PLOT MEASURING .2 ACRE• LONDON WATERLOO 44 MINUTES |
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SPACIOUS RECEPTION HALL • CLOAKROOM • LARGE LIVING ROOM WITH GAS WOODBURNER • DINING/BREAKFAST ROOM WITH DOUBLE DOORS TO REAR TERRACE • KITCHEN OPEN-PLAN TO DINING/BREAKFAST ROOM • UTILITY ROOM • GROUND FLOOR MASTER BEDROOM SUITE INCLUDING SPACIOUS SHOWER ROOM • GROUND FLOOR BEDROOM TWO WITH SHOWER ROOM EN-SUITE • TWO FURTHER FIRST FLOOR DOUBLE BEDROOMS • FIRST FLOOR FAMILY BATHROOM • ATTACHED SINGLE GARAGE • DRIVEWAY PARKING • SECLUDED REAR GARDEN WITH RAISED FULL WIDTH TERRACE

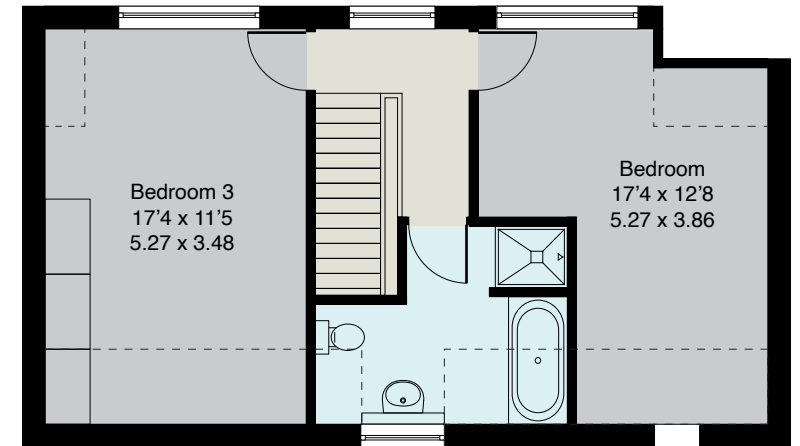
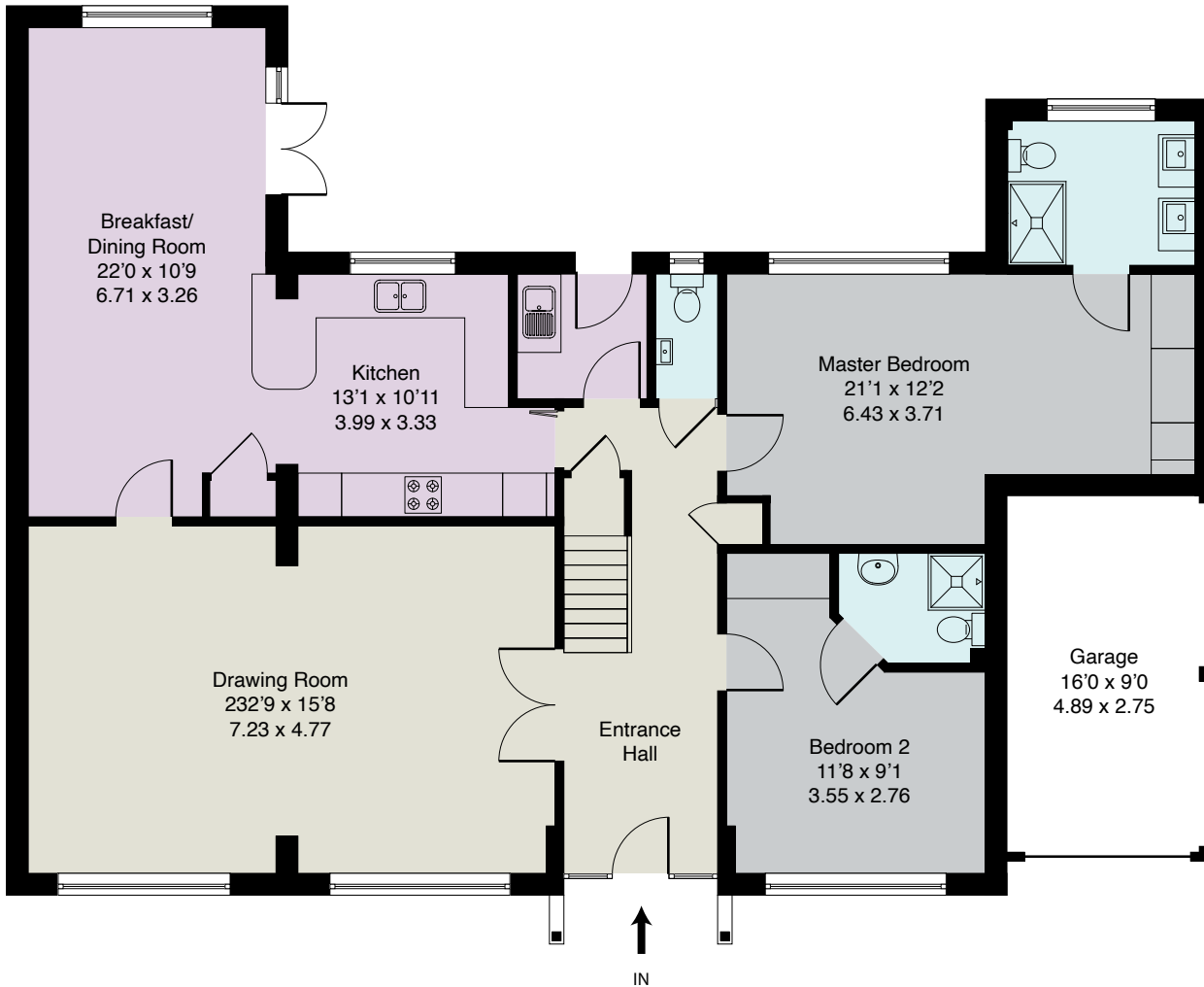
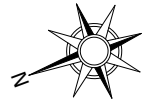
Description

25 Trotsworth Avenue is a well presented & attractive detached family home providing over 2000 square feet of accommodation & garaging, originally constructed as a bungalow during the 1950's and significantly enlarged at first floor level during the late 1990's. Trotsworth Avenue itself is a particularly favoured cul-de-sac of detached homes combining the peaceful feel of a quiet backwater with the convenience of being situated only a few hundred metres from the local shops, an excellent variety of restaurants and the mainline railway station serving both London Waterloo (44 minutes) and Reading.

Directions

From our offices in Station Approach, Virginia Water turn left at the Abbey Road end onto Christchurch Road. Turn immediately right into Gorse Hill Lane and proceed through the Wentworth Estate security barrier. Turn right into Trotsworth Avenue and at the T-Junction turn left. No.25 will be found approximately 200 metres along on the right hand side.

Approximate Gross Internal Floor Area :
 Ground Floor 148.09 sq m / 1594 sq ft
 First Floor 39.61 sq m / 426 sq ft
Total 188.51 sq m / 2020 sq ft



EPC: D61.

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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