



Sundon Crescent

Virginia Water, Surrey, GU25 4RF



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A splendid five-bedroom family home with a generous garden situated on a quiet road within Virginia Water

- ◇ Five-bedroom property
- ◇ Dual aspect formal reception with wood burner
- ◇ Studio / Gym with views of garden
- ◇ Modern fittings throughout
- ◇ Quiet road
- ◇ Modern kitchen with fitted breakfast area
- ◇ Bi-fold doors to the terrace and garden
- ◇ TV room
- ◇ Garage
- ◇ Homestead office

Description

A spacious semi-detached home which has been improved by the current owners. The accommodation comprises an entrance hall, two versatile reception rooms, two ground floor bedrooms, a ground floor bathroom with shower, a kitchen/breakfast room, study space. Upstairs, the landing leads to three further bedrooms and a family bathroom. There is driveway parking to the front and access to the single garage. Access to local shops and Virginia Water railway station is a short distance away, with a fast service of trains to Waterloo in 42 minutes.

Delightful walks can be enjoyed around Virginia Water Lake, which leads up to the Polo Fields at Smiths Lawn and is adjacent to Savill Gardens and Windsor Great Park beyond for riding.

The area is also very well catered for by a huge choice of private prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.

Fixtures and Fittings

Carpets and appliances included in the sale price.

Services

The property has mains gas, electricity, water, and drainage.

Local Authority

Runnymede Borough Council – 01932 828383

Council Tax

Band F

Tenure

Freehold

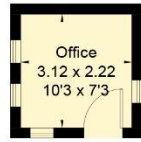
Energy Rating

D63

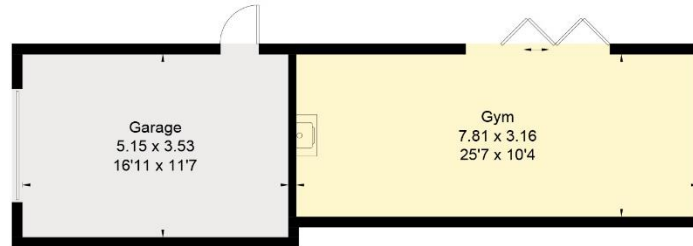




Approximate Floor Area = 185.9 sq m / 2001 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Gym / Office = 29.3 sq m / 315 sq ft
 Total = 233.5 sq m / 2513 sq ft



(Not Shown In Actual Location / Orientation)



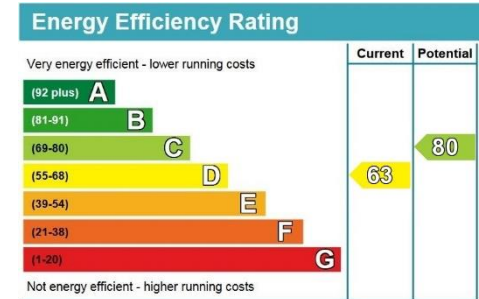
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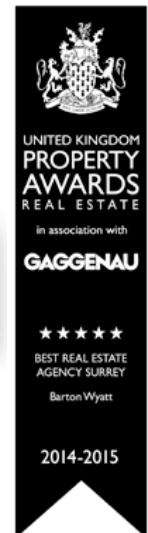
Ground Floor



First Floor



The Estate Office, 2 Station Approach,
 Virginia Water, Surrey, GU25 4DL
 Tel: 01344 843000
 Email: homes@bartonwyatt.co.uk
 www.bartonwyatt.co.uk



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64274

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