

BARTON · WYATT

VIRGINIA WATER · SURREY · GU25 4EP







43 Trumps Green Avenue • Virginia Water • Surrey • GU25 4EP

*A charming three-bedroom chalet bungalow with a delightful south-facing garden*

- ◇ Detached chalet bungalow
- ◇ Three bedroom and two bathrooms.
- ◇ Modern fitted kitchen
- ◇ Conservatory with doors to the garden
- ◇ Lounge
- ◇ Entrance porch
- ◇ Quiet no-through road
- ◇ Close to shops and amenities
- ◇ Manicured garden and terrace
- ◇ Driveway parking and garage



### **Situation**

Situated close to the picturesque shopping parades of Virginia Water, with its excellent shops for day to day needs, restaurants and mainline railway station. Fast services of trains to Waterloo in 42 minutes are within a short distance. For the weekly household shop there is an excellent Waitrose in Sunningdale and Egham, and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow and the motorway network. Other than the world renowned Wentworth Club, country clubs around the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, 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 TAS IS in Thorpe.







Approximate Floor Area = 115.0 sq m / 1238 sq ft (Excluding Eaves)  
 Garage = 17.3 sq m / 186 sq ft  
 Total = 132.3 sq m / 1424 sq ft



### Fixtures and Fittings:

Carpets, curtains, light fittings, and kitchen appliances are included in the sale of the property.

### Services:

The property has mains gas, electricity, and water.

### Local Authority:

Runnymede Borough Council – 01932 828383

### Tenure:

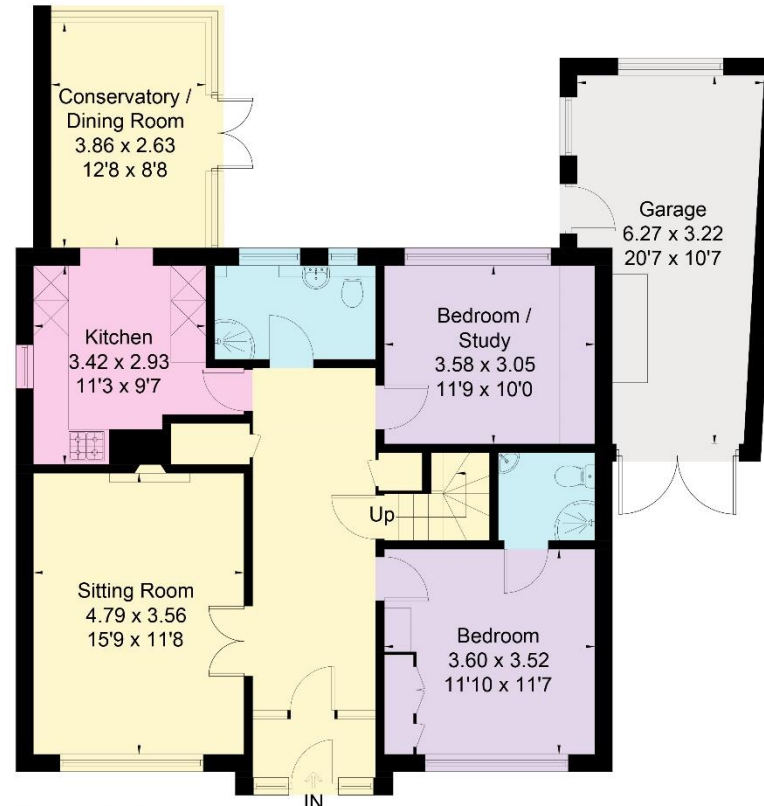
Freehold

### Council Tax Band:

E

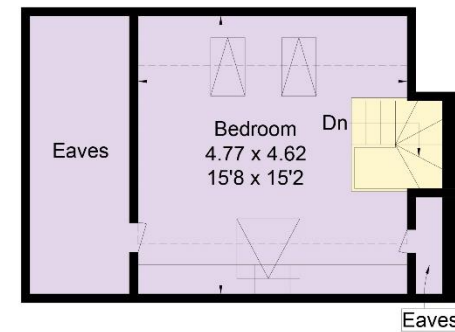
### Energy Rating:

D62



Ground Floor

= Reduced head height below 1.5m



First Floor



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 #72073



01344 843000



STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sl@bartonwyatt.co.uk • bartonwyatt.co.uk