

NEVIN & WELLS

Residential

Established 2002



Stroude Road, Virginia Water, GU25 4DE

£650,000 F/H



Offering three double bedrooms is this detached home, which has undergone many improvements to include a modern shaker style kitchen, en-suite bathroom, family room overlooking a 120ft rear garden, as well as ample parking to the front. There is potential for a loft conversion (STPP) and no onward chain. Located between Egham and Virginia Water stations, with easy access to Motorways and Windsor Great Park.

Stroude Road, Virginia Water, Surrey, GU25 4DE

Double glazed side door to:

ENTRANCE HALLWAY: Wood effect laminate flooring, coved ceiling and doors to:

OPEN PLAN

KITCHEN/FAMILY ROOM:

Kitchen: Modern Grey shaker style eye and base level units with solid Oak work surfaces. Concealed dishwasher, space for fridge/freezer, wood effect laminate flooring, stainless steel sink with mixer tap over, radiator, fitted five ring gas hob with extractor over and oven below, solid Oak breakfast bar, double glazed window to side. Open plan to:

Family Room: Wood effect laminate flooring, radiator, double glazed windows to side and rear, coved ceiling and double glazed patio doors onto rear garden.

BEDROOM ONE:

With fitted wardrobes, cupboards over, wood effect laminate floor, hatch to loft which has light and power, double glazed bay window to front and door to:

EN-SUITE:

Modern white suite comprising, low level WC, wash hand basin with mixer tap and cupboard below, part tiled walls, tiled floors, double glazed windows to side, heated towel rail and walk in shower cubicle.

BEDROOM TWO:

Wood effect laminate flooring, coved ceiling, radiator, double glazed window to side and bay window to front.

BEDROOM THREE:

Wood effect laminate flooring, radiator, coved ceiling, double glazed window to side.

BATHROOM:

Modern white suite comprising low level WC, circular sink with waterfall mixer tap and drawers below, fully tiled walls and floor with built in T.V, heated towel rail, coved ceilings, panel enclosed bath with waterfall tap and jacuzzi jet system.

OUTSIDE

SOUTH EAST REAR GARDEN:

Approximately 120ft and backing onto Farmland. Mainly laid to lawn with paved patio area, access to both sides, outside electric and light., fully fenced in and door to:

UTILITY ROOM/OFFICE:

Wood effect laminate flooring, light and power, space for appliances, double glazed windows to side and rear.

PARKING:

Block paved driveway with parking for three or four vehicles.

COUNCIL TAX BAND:

E - Runnymede Borough Council

VIEWINGS:

**By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437
or visit www.nevinandwells.co.uk**

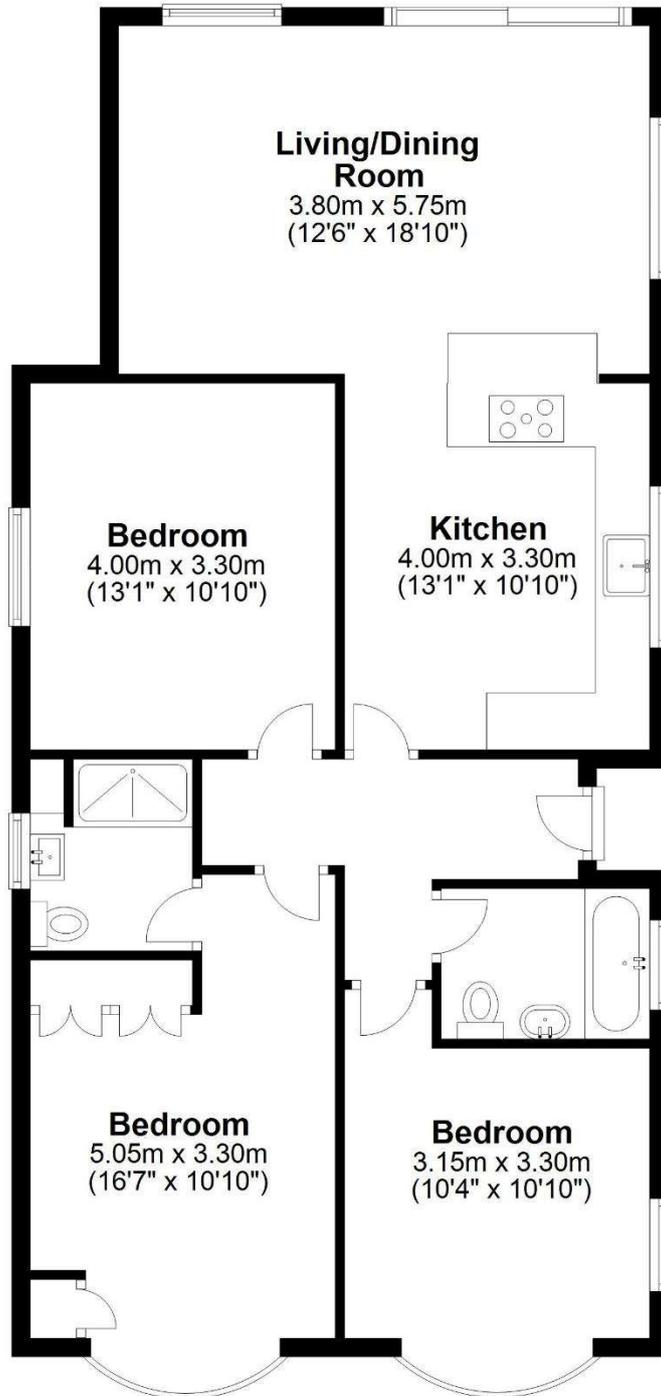


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FLOORPLAN

Ground Floor

Approx. 91.7 sq. metres (987.5 sq. feet)



Utility

Approx. 11.2 sq. metres (120.2 sq. feet)



Total area: approx. 102.9 sq. metres (1107.8 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

317 Stroude Road VIRGINIA WATER GU25 4DE		Energy rating C
Valid until 30 January 2035	Certificate number 3835-7329-4400-0079-6272	

Property type	Detached bungalow
Total floor area	92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		