



Beechmont Avenue, Surrey, GU25 4EY

O.I.E.O £600,000 F/H



A very well presented and extended three bedroom semi-detached residence, located with just yards of local, shops and Virginia Water mainline train station. situated within yards of local nature walks and overlooking Cabrera Green. Accommodation comprises entrance hall, lounge, 21ft fitted kitchen/family room, utility room, downstairs WC, first floor family bathroom suite, private rear garden and own driveway, providing off street parking for up to four vehicles. No onward chain.

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Double glazed main front door to:

ENTRANCE HALLWAY:

Stairs to first floor, coved ceiling, understairs storage cupboard, radiator, porcelain tiled flooring, side aspect double glazed window and part glazed door to:

LOUNGE:

12'8" X 12'3"

3.88m x 3.74m

Coved ceiling, coal effect gas fireplace with limestone surround mantle and hearth, radiator and front aspect double glazed window.

OPEN PLAN

KITCHEN/FAMILY

ROOM:

20'5" x 18'6"

6.23m x 5.65m

Kitchen- Comprising eye and base level units with granite work surfaces, one and half bowl drainer unit with mixer tap, fitted dishwasher, stainless steel chimney extractor, space for other appliances, radiator, porcelain tiled floors, side aspect double glazed window and open plan to:

Family Room- Radiator, porcelain tiled flooring rear aspect double glazed French doors to garden and part glazed door to:

UTILITY ROOM:

5'8" x 15'10"

1.74m x 1.77m

Comprises eye and base level units with granite work surfaces, single sink unit with mixer tap, space for appliances, porcelain tiled flooring, rear aspect double glazed window and door to:

DOWNSTAIRS WC:

Comprises low level WC, vanity enclosed wash hand basin, radiator, extractor fan and porcelain tiled flooring.

FIRST FLOOR LANDING:

Access to loft with pull down ladder, side aspect double glazed window and doors to all rooms.

BEDROOM ONE:

12'9" x 9'9"

3.89m x 2.97m

Coved ceiling, fitted wardrobes, radiator, front aspect double glazed window.

BEDROOM TWO:

10'10" x 9'10"

Coved ceiling, built in wardrobe, radiator, rear aspect double glazed window.

BEDROOM THREE:

7'4" x 8'1"

2.25m x 2.96m

Radiator, built in wardrobe and front aspect double glazed window.

FAMILY BATHROOM:

White four price suite comprising separate double shower cubicle with riser shower and fully tiled walls, panel enclosed bath with shower attachment, low level WC, vanity enclosed wash hand basin, heated towel rail, extractor fan, tiled flooring, fully tiled walls and rear aspect double glazed window.

OUTSIDE

REAR GARDEN:

Patio area, raised lawn area, bespoke timber fitted shed/ storage area, external lighting, external power, enclosed by panel fencing.

OWN DRIVEWAY:

Block paved driveway, providing off street parking for up to four vehicles, external tap and gated side access to rear garden.

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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

11 Beechmont Avenue VIRGINIA WATER GU25 4EY		Energy rating C
Valid until 28 February 2034	Certificate number 1500-5334-0422-8328-3243	

Property type	Detached house
Total floor area	94 square metres

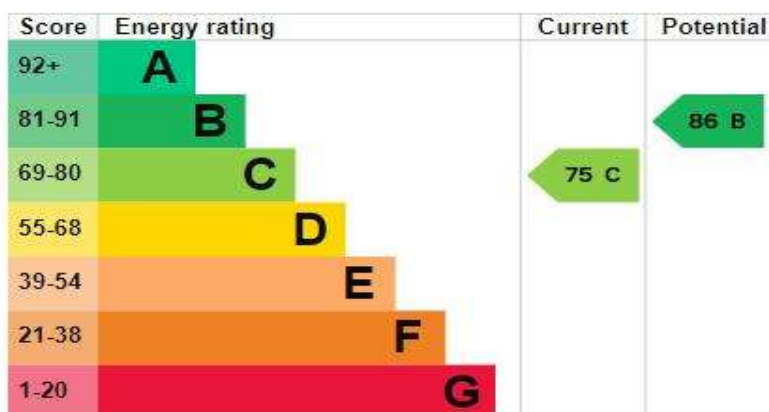
Rules on letting this property

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.](#)



The graph shows this property's current and potential energy rating.