

NEVIN & WELLS

Distinctive Homes

Established 2002



Stroude Road, Virginia Water, Surrey, GU25 4DE

£775,000 F/H

Stroude Road, Virginia Water, Egham, Surrey, GU25 4DE

A superbly presented four bedroom detached family home, offering **NO ONWARD CHAIN**, positioned on a mature 130ft (39.58m) rear plot with detached brick built studio/gym. Benefits include stunning open-plan kitchen/diner, breakfast room, lounge with feature fireplace, two bathrooms and integral garage via wide driveway. Access to local shops and schools is close at hand and Virginia Water station is less than a mile away.

<u>CANOPY PORCH:</u>	Hardwood front door under, courtesy light, brick step.
<u>ENTRANCE HALLWAY:</u>	4.27m x 3.59m (11'10 x 6'2) Under stair storage cupboard, stairs to first floor.
<u>SHOWER ROOM:</u>	3.40m x 1.08m (11'2 x 3'6) White suite comprising low level W.C, pedestal wash hand basin, shower cubicle, radiator. Double glazed window to front.
<u>LOUNGE:</u>	4.27m x 3.95m (14' x 13') Radiator, picture rail, coved cornice ceiling, feature fireplace. Double glazed bay window to front.
<u>KITCHEN/DINING ROOM:</u>	7.27m x 3.30m (23'10 x 10'10) Extensive range of base and eye level units, stone worktops, built in electric double oven and four ring halogen hob, integrated dishwasher and washing machine, fitted fridge, under unit lights, stainless steel extractor hood, one and half bowl sink unit with chrome mixer tap. Double glazed window to rear, door into garden. Opening to:
<u>BREAKFAST ROOM:</u>	3.30m x 2.88m (10'10 x 9'6) Radiator, coved cornice ceiling. Double glazed French doors to rear. Door into garage.
<u>FIRST FLOOR LANDING:</u>	Fitted carpet and doors to all rooms.

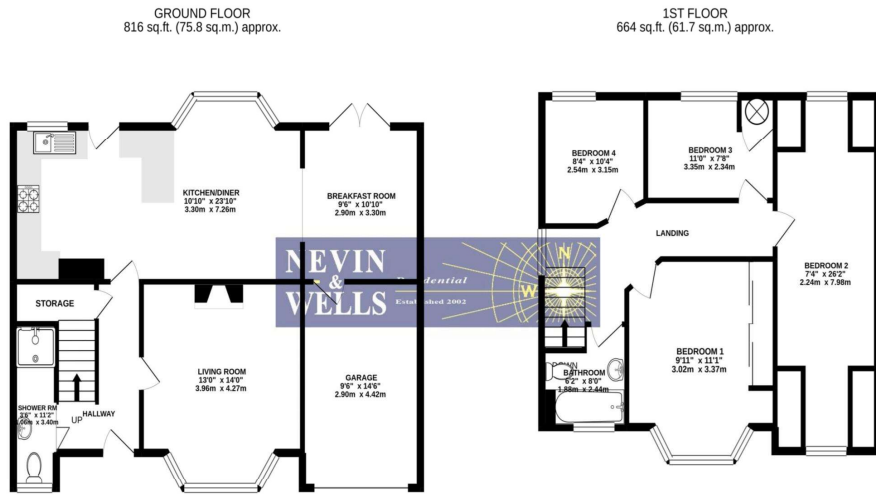
<u>BEDROOM ONE:</u>	4.23m x 3.97m (13'10 x 13'0) Radiator, coved cornice ceiling. Fitted mirrored wardrobe. Double glazed bay window to front.
<u>BEDROOM TWO:</u>	7.99m x 2.23m (26'2 x 7'4) Radiator, coved cornice ceiling. Dual aspect double glazed windows to front and rear.
<u>BEDROOM THREE:</u>	3.55m x 2.32m (11' x 7'8) Radiator, picture rail, coved cornice ceiling. Double glazed window to front.
<u>BEDROOM FOUR:</u>	3.16m x 2.55m (10'4 x 8'4) Radiator, coved cornice ceiling. Double glazed window to front.
<u>BATHROOM:</u>	2.45m x 1.90m (8'0 x 6'2) White suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap, fully tiled walls, radiator. Frosted double glazed window to front.

OUTSIDE

<u>REAR GARDEN:</u>	39.58m (130ft) A very secluded and mature rear plot, southerly facing and neatly kept. There is a brick pergola, paved patio, outside tap and side access gate.
<u>BRICK BUILT STUDIO:</u>	6.10m x 3.66m (20' x 12') Detached brick-built studio or gym, with light and power, ideal for conversion into home office. Windows and door into garden.
<u>GARAGE:</u>	4.42m x 2.90m (14'6 x 9'6) Integral garage with light and power. Metal up and over door.
<u>DRIVEWAY:</u>	Brick paved driveway with space for four cars.
<u>VIEWINGS:</u>	By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website www.nevinandwells.co.uk

FLOOR PLAN

EPC



TOTAL FLOOR AREA: 1480 sq.ft. (137.5 sq.m.) approx.

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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309 Stroude Road VIRGINIA WATER GU25 4DE		Energy rating E
Valid until 19 October 2031	Certificate number 9139-2320-6109-0600-0226	

Property type	Detached house
Total floor area	130 square metres

Rules on letting this property

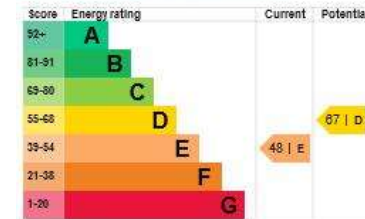
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is E, it has the potential to be D.

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

