



**Stroude Road, Virginia Water, GU25 4DB**

**OIEO £575,000 Freehold**



An excellent opportunity to acquire this rarely available three bedroom detached bungalow located in Virginia Water. The property offers lots of potential to extend to the side and additionally loft covert, subject to local authority approval. The accommodation comprises entrance hallway, lounge, bathroom, kitchen/open plan living/dining room measuring approximately 11 metres in length, separate W.C, triple length garage, a mature 100ft rear garden and an in/out driveway providing off street parking for several cars.



**Stroude Road, Virginia Water, Surrey, GU25 4DB**

Recessed porch with main door to:

**ENTRANCE  
HALLWAY:**

Radiator, under stair storage cupboard and doors to all rooms.

**LOUNGE:**

**3.96m x 3.96m (13' x 13')** Feature fireplace with wooden mantle, exposed brickwork, built in shelving, beamed ceiling and front aspect double glazed bow window

**BEDROOM:**

**3.96m x 3.66m (13' x 12')** Coved ceiling, radiator, separate shower cubicle with electric shower and front aspect double glazed window.

**PRINCIPAL  
BEDROOM:**

**3.66m x 2.87m (12' x 9'5)** Coved ceiling, radiator, built in mirrored wardrobes and rear aspect double glazed window.

**KITCHEN/LIVING  
AREA:**

**11.48m x 3.5m (37'8 x 11'6)**

**KITCHEN**

Comprising eye and base level units with rolled edge work surfaces, stainless steel drainer unit with mixer tap, built in oven, hob and extractor over, space for other appliances, side aspect double glazed window and door opening to:

**LIVING AREA:**

Radiators, rear aspect double glazed patio doors to garden and side aspect doors to garden.

**BATHROOM:**

**2.62m x 1.52m (8'7 x 5')** Comprising corner bath with shower attachment, vanity enclosed wash hand basin, radiator, fully tiled walls and rear aspect double glazed windows.

**SEPARATE W.C:**

**1.55m x 0.79m (5'1 x 2'7)** Radiator and low level W.C.

**BEDROOM:**

**4.11m x 3.84m (13'6 x 12'7)** Radiator, eaves storage cupboards and front aspect double glazed window.

**OUTSIDE**

**TRIPLE GARAGE:**

**12.2m x 2.5m (40' x 8'2)** With power and lighting, side hung doors and rear aspect window and door to garden.

**GARDEN:**

**Approximately 100ft** (Southerly aspect) timber shed, external tap, external power, well established flower, shrub and tree borders and enclosed by panel fencing.

**IN/OUT DRIVEWAY:**

Providing off street parking for several vehicles.

**FRONT GARDEN:**

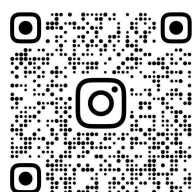
Flower and shrub borders and enclosed by brick walling and panel fencing.

**COUNCIL TAX  
BAND:**

F - Runnymede Borough Council

**VIEWINGS:**

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



@NEVIN\_AND\_WELLS

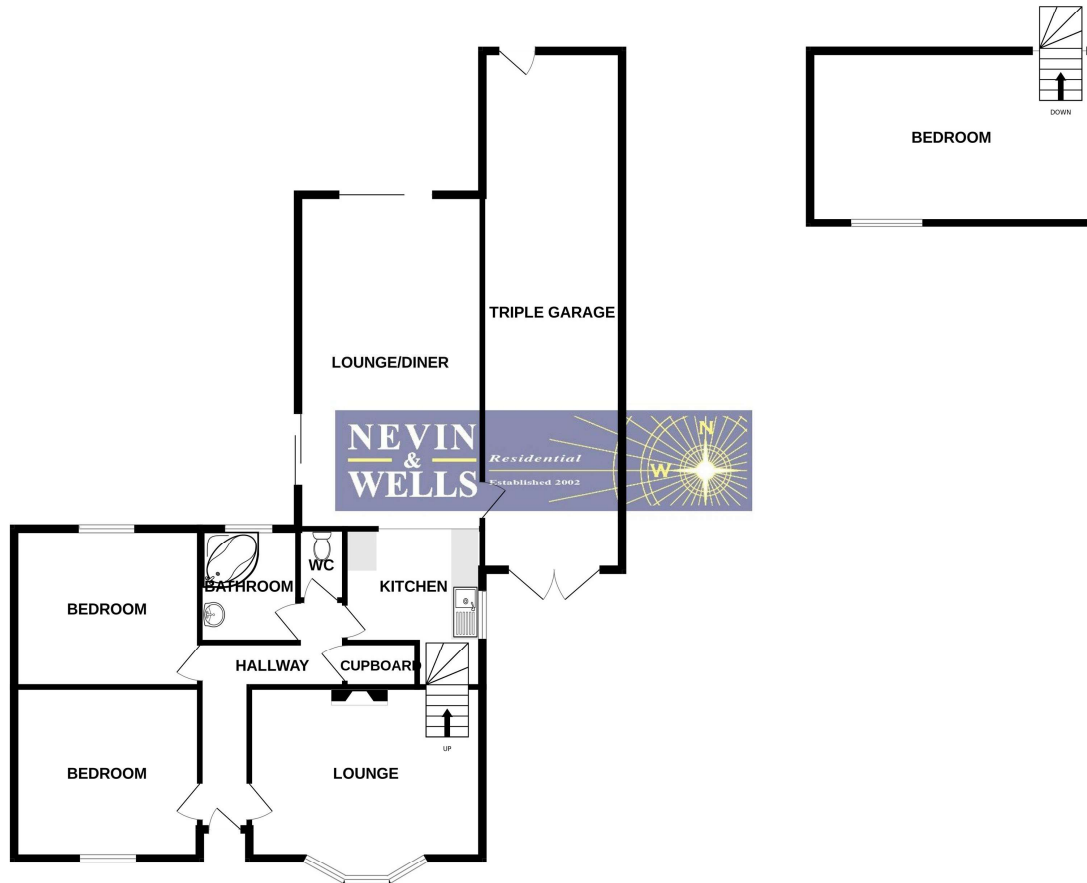
Scan the QR code to follow us on instagram

Stroude Road, Virginia Water, Surrey, GU25 4DB

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.  
Made with Metroplex ©2023

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

## Stroude Road, Virginia Water, Surrey, GU25 4DB

### EPC

353, Stroude Road VIRGINIA WATER GU25 4DB	Energy rating <b>E</b>
Valid until 28 November 2029	Certificate number 231B-4967-7269-6271-9944

Property type	Detached house
Total floor area	115 square metres

### Rules on letting this property

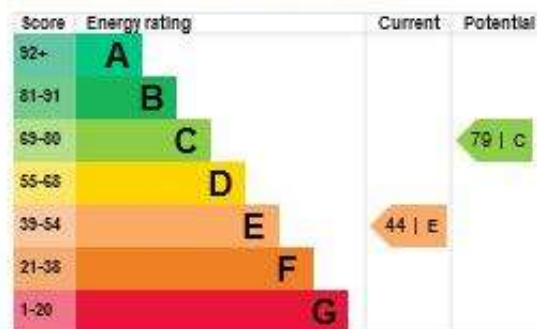
Properties can be let if they have an energy rating from A to E.

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

### Energy efficiency rating for this property

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

[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



