

NEVIN
— & —
WELLS

Distinctive Homes

Established 2002

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CELEBRATING
20
YEARS
2002-2022



Trumps Green Avenue, Virginia Water, GU25 4EP

£725,000 F/H

Trumps Green Avenue, Virginia Water, Surrey, GU25 4EP

A beautifully presented and extended detached bungalow, situated in a no through road and within a short walk to Virginia Water mainline train station and parade of shops with its excellent restaurant's as well as being a short drive away from Virginia Water Lake and Savill Gardens. The accommodation comprises entrance hallway, two double bedrooms, lounge/dining room, luxury four piece family bathroom suite, a modern fitted kitchen/breakfast room, landscaped rear garden, attached garage and driveway providing off street parking for up to three vehicles.

Covered entrance porch with double glazed leaded light front door to:

ENTRANCE HALLWAY:

Coved ceilings, storage cupboards, radiator, fitted carpets and doors to all rooms.

BEDROOM ONE:

Coved ceilings, fitted wardrobes, radiator, fitted carpets and front aspect leaded light double glazed window.

BEDROOM TWO:

Coved ceilings, fitted wardrobes, radiator, fitted carpets and front aspect leaded light double glazed window.

LOUNGE/DINING ROOM:

Coved ceiling, feature fireplace with stone effect surround, mantle and granite hearth, radiator, fitted carpets, rear aspect double glazed window and rear aspect double glazed French Doors to garden.

LUXURY FOUR PIECE FAMILY BATHROOM SUITE:

Comprising panel enclosed bath with power shower over, vanity enclosed wash hand basin, low level WC, separate shower cubicle with power shower, heated towel rails, extractor fan, fully tiled walls, tiled flooring and rear aspect opaque double glazed window.

KITCHEN/BREAKFAST ROOM:

Comprising eye and base level units with rolled edge work surfaces, one and a half bowl drainer unit with mixer tap, fitted oven, hob and extractor fan over, fitted dish washer, space for other appliances, coved ceiling, part tiled walls, tiled flooring, side aspect double glazed window, rear aspect double glazed window and double glazed French doors to garden.

OUTSIDE

LANDSCAPED REAR GARDEN:

Approximately 60ft X 50ft raised patio area, lawn area, well established flower and shrub borders, external tap, external lighting and power, gated side access to front and enclosed by panel fencing.

ATTACHED GARAGE:

Up and over doors, space for appliances, power and lighting and double glazed door to side.

PARKING:

Block paved driveway providing off street parking for up to three vehicles.

FRONT GARDEN:

Lawn area, external power, flower and shrub borders, with path way to main entrance.

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

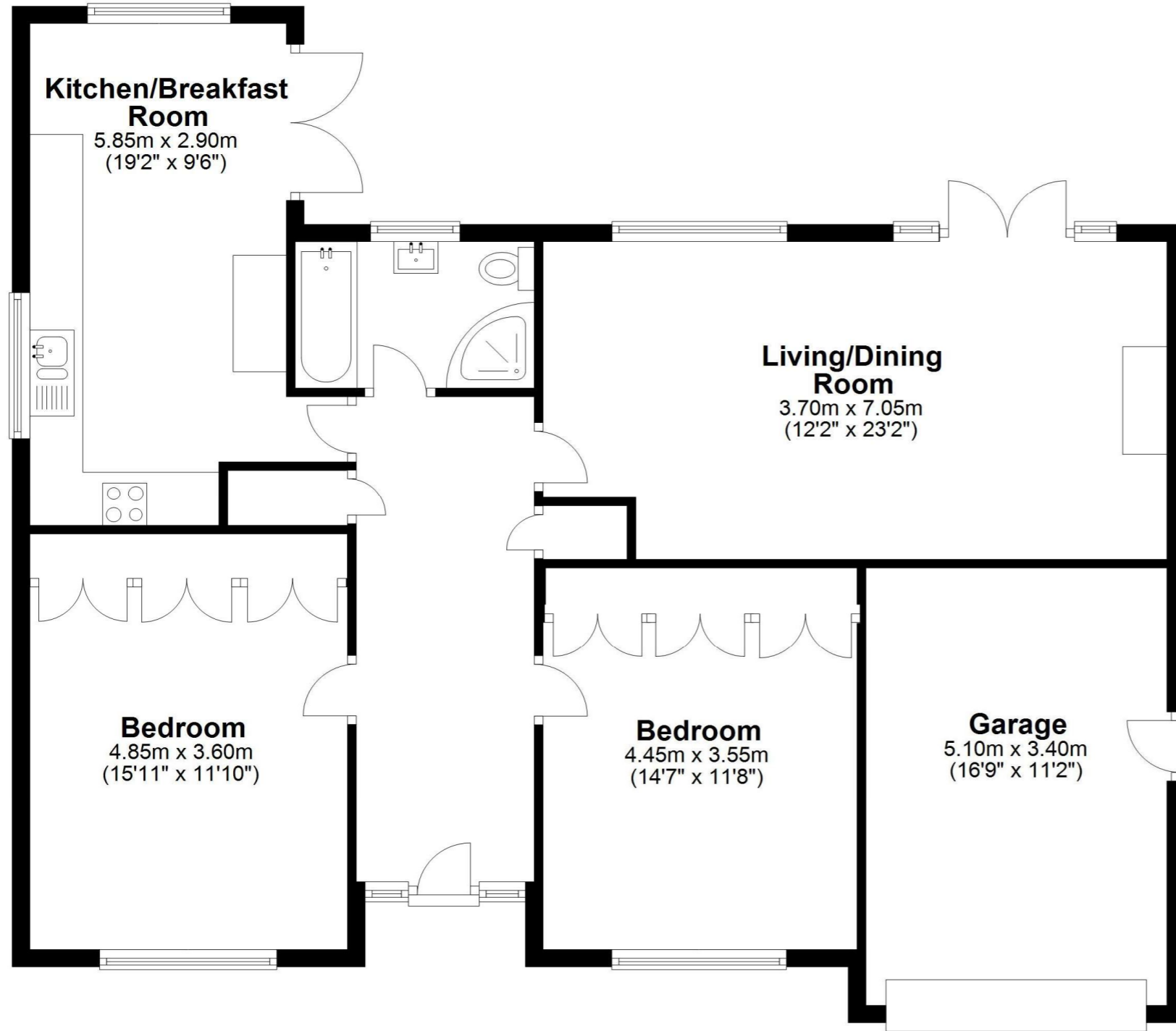


FLOORPLAN

EPC

Ground Floor

Approx. 114.0 sq. metres (1226.6 sq. feet)



Total area: approx. 114.0 sq. metres (1226.6 sq. feet)

66 Trumpsgreen Avenue VIRGINIA WATER GU25 4EP		Energy rating C
Valid until 20 January 2035	Certificate number 2294-3045-6209-7105-9200	

Property type: Detached bungalow

Total floor area: 98 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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

