



**The Lane, Virginia Water, GU25 4BX**

**O.I.E.O £600,000 F/H**



An absolutely stunning semi detached home offering three double bedrooms situated in a quiet cul de sac close to Virginia Water station and shops. This property has been completely refurbished as well as having a two story extension and a home office built in the 120ft garden. There is a four piece bathroom, modern kitchen with granite work surfaces, Oak flooring with heating under on the ground floor and parking for two vehicles.

## **The Lane, Virginia Water, Surrey, GU25 4BX**

Hardwood front door into:

### **ENTRANCE PORCH:**

Double glazed window to side, fitted coat cupboard with drawers under, hardwood floor with underfloor heating. Oak door into:

### **LOUNGE/DINER:**

Oak flooring with heating under, cupboard with shelving, tiled chimney breast with 'parkray' multifuel clean burner stove, built in sound unit with cupboards below and above, solid Oak stairs with inset lighting cupboard below housing washing machine and storage, double glazed windows to front and side. Open plan to:

### **KITCHEN:**

Modern eye and base level units with granite work surfaces, built in Bosch oven, four ring hob with extractor over, part tile walls, solid wood flooring with heating under, one and half bowl sink unit with mixer tap, built in dishwasher, double glazed window and door to rear.

### **FOUR PIECE BATHROOM:**

Modern white suite comprising wash hand basin with mixer tap and cupboard below, low level WC, panel enclosed bath with shower attachment, fully tiled walls and floor, cupboard housing combination boiler, double glazed window to rear, heated towel rail and walk in shower.

### **LANDING:**

Doors to all bedrooms, solid Oak flooring, built in cupboard, remotely controlled Velux window with rain sensor.

### **BEDROOM ONE:**

Radiator, built in sliding wardrobes and double glazed window to front.

### **BEDROOM TWO:**

Radiator, built in sliding wardrobes, Velux window with rain sensor and remotely controlled.

### **BEDROOM THREE:**

Radiator, double glazed window to rear and built in sliding wardrobes.

## **OUTSIDE**

### **GARDEN:**

**Approximately 120ft.** Mainly laid to lawn with flower and shrub borders, block paved patio area, lights and power point, side storage with light, power and electric shutter.

### **HOME OFFICE:**

With light and power, window to front, fully equipped for working from home, approached via block paved pathway.

### **PARKING:**

Block paved with electric charger, lighting and gated.

### **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](http://www.nevinandwells.co.uk)**



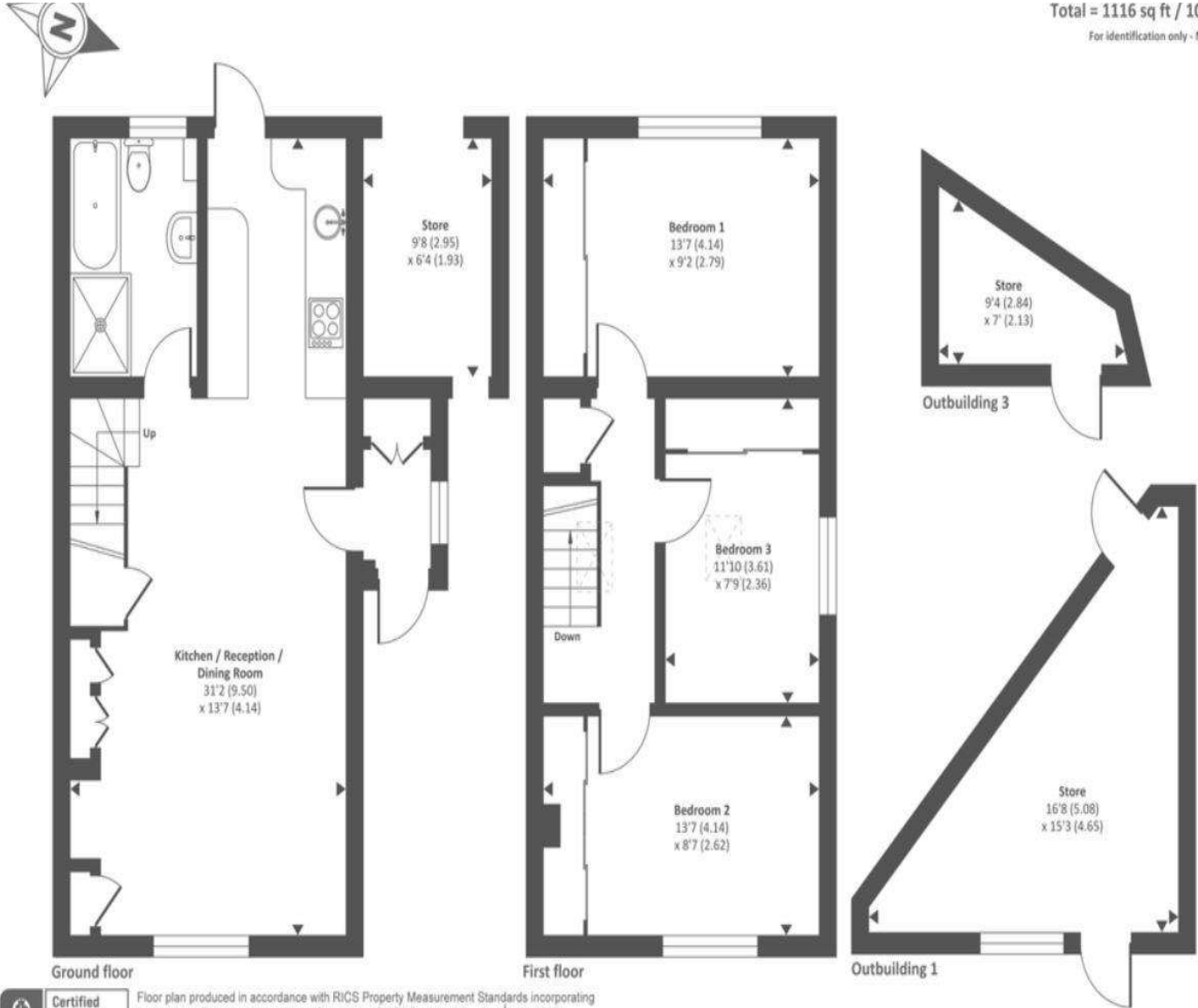


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**FLOORPLAN**

Total = 1116 sq ft / 103 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Chancellors Estate Agents. REF: 719633

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

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EPC

|                                          |                                                       |                           |
|------------------------------------------|-------------------------------------------------------|---------------------------|
| 3 THE LANE<br>VIRGINIA WATER<br>GU25 4BX |                                                       | Energy rating<br><b>D</b> |
| Valid until<br><b>30 June 2031</b>       | Certificate number<br><b>0350-2924-2050-2009-2635</b> |                           |

Property type Semi-detached house

Total floor area 79 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 D. It has the potential to be C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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