

Sandhills Lane, Virginia Water, GU25 4BT

O.I.E.O £500,000 F/H



A spacious extended two double bedroom end terrace residence offering versatile accommodation throughout and set within a desirable area just yards from Virginia Water mainline train station, local parade of shops/restaurants and Thorpe Green. Accommodation comprises entrance porch, entrance hallway, living room, large open plan kitchen/dining room, utility room, ground floor shower room and a first floor shower room, own driveway providing off street parking for several vehicles, home office/gym and a private rear garden. No onward chain.

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Double glazed main door to:

<u>ENTRANCE PORCH:</u>	Coved ceiling, solid Oak flooring, radiator, front aspect double glazed window and opening to: -:
<u>ENTRANCE HALLWAY:</u>	Coved ceiling, radiator, stairs to first floor, solid Oak flooring and door opening to; -
<u>LIVING ROOM:</u>	Coved ceiling, built in storage shelving units, radiator, solid Oak flooring, front aspect double glazed window and rear aspect double glazed French doors to garden.
<u>KITCHEN/DINING ROOM:</u>	<p><u>Kitchen:</u> Comprising eye and base level units with granite work surfaces, fitted oven, hob and extractor over, single sink unit with mixer tap, space for other appliances, breakfast bar area, part tiled walls, radiator, tiled flooring, coved ceiling and side aspect double glazed window.</p> <p><u>Dining Room:</u> Solid Oak flooring, built in storage cupboards and shelving, coved ceiling and side aspect double glazed French doors to garden.</p>
<u>UTILITY ROOM:</u>	Access to loft area, radiator, comprising eye and base level units with square edge work surfaces, one and a half bowl drainer unit with mixer tap, space for appliances, airing/ storage cupboard housing washing machine and boiler, part tiled walls, tiled flooring, side aspect double glazed windows and side aspect double glazed door to garden and door to: -
<u>GROUND FLOOR SHOWER ROOM:</u>	Separate shower cubicle with riser shower, vanity enclosed wash hand basin, concealed low level WC, heated towel rail, coved ceiling, extractor fan, tiled flooring and rear aspect double glazed window.
<u>FIRST FLOOR LANDING:</u>	Hand rail, balustrading and rear aspect double glazed window.
<u>BEDROOM ONE:</u>	Fitted carpet, radiator, side and rear aspect double glazed window.
<u>BEDROOM TWO:</u>	Fitted carpet, radiator and front aspect double glazed window.
<u>FIRST FLOOR SHOWER ROOM:</u>	Separate shower cubicle with riser shower, vanity enclosed wash hand basin, concealed low level WC, heated towel rail, tiled flooring and rear aspect double glazed window.

OUTSIDE

<u>REAR GARDEN:</u>	Approximately 80ft. Patio area, lawn area, external tap, external lighting, enclosed by panel fencing and foot path to: -
<u>HOME OFFICE/GYM:</u>	With full power and lighting, front aspect double glazed windows, double glazed doors and own patio area.
<u>PARKING:</u>	Own driveway providing off street parking for several vehicles and double gates to rear.
<u>COUNCIL TAX BAND:</u>	D – Runnymede Borough Council

VIEWINGS: By appointment with the clients selling agents, Nevin & Wells
Residential on 01784 437 437 or visit www.nevinandwells.co.uk

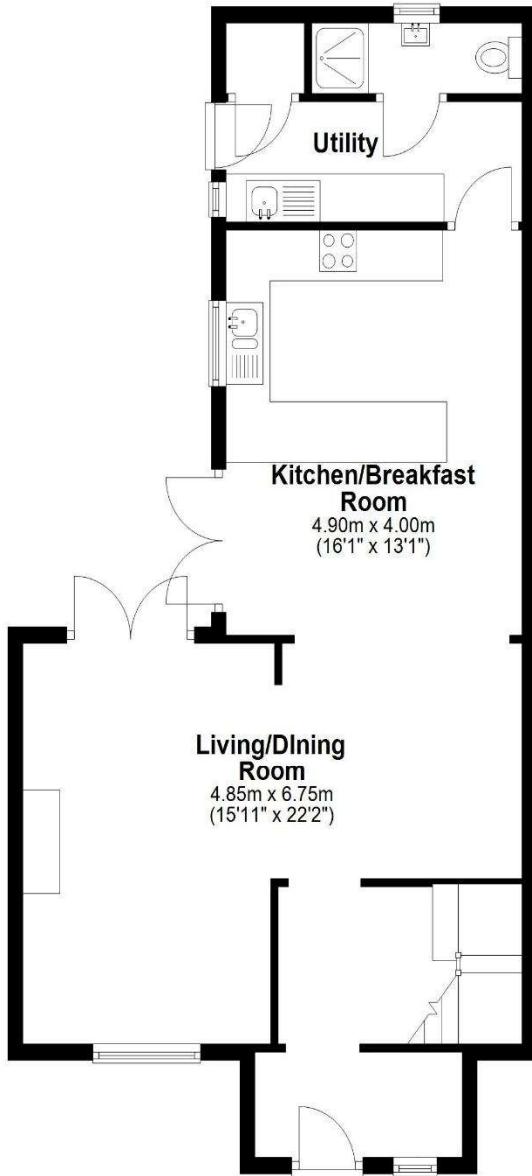


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FLOORPLAN

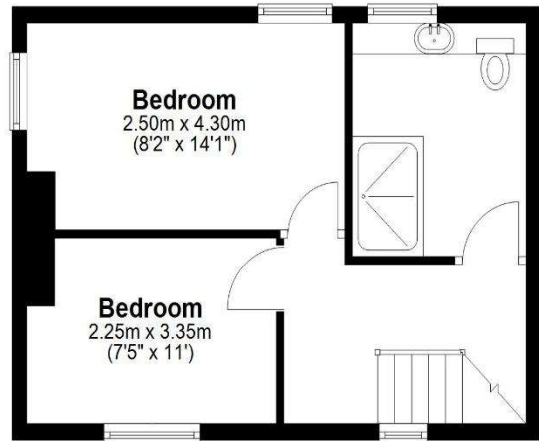
Ground Floor

Approx. 66.6 sq. metres (716.7 sq. feet)



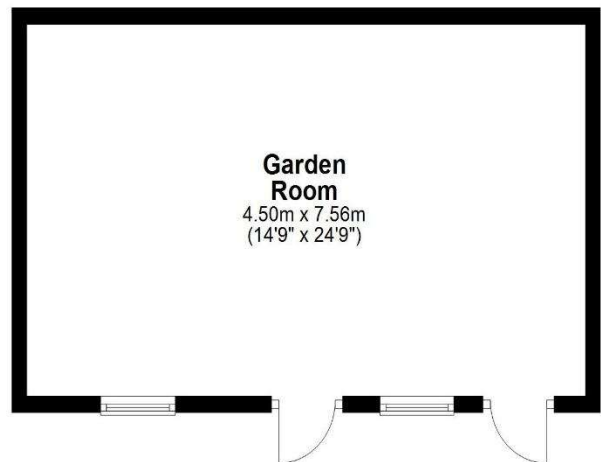
First Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



Garden Room

Approx. 34.0 sq. metres (366.3 sq. feet)



Total area: approx. 133.3 sq. metres (1434.8 sq. feet)

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

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EPC

5 Sandhills Lane VIRGINIA WATER GU25 4BT		Energy rating D
Valid until 6 July 2035	Certificate number 5835-6423-9500-0564-2206	

Property type End-terrace house

Total floor area 95 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		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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