



Offered for sale with **NO ONWARD CHAIN**, is this two/three bedroom Victorian semi detached home located within a mile of Virginia Water Parade, mainline station and Wentworth Estate. The property offers spacious lounge, kitchen/diner, downstairs shower room, study/bedroom three and full en-suite bathroom to master bedroom. Further benefits include private rear garden and off street parking for three vehicles.

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

Side door with entrance to

**LOUNGE:** 7.28m x 3.86m (23'11 x 12'9) Front aspect double glazed window, radiator, carpet floor, spiral staircase to first, under stair storage cupboard, feature fireplace and storage door to:

**KITCHEN:** 4.39m x 3.45m (14'5 x 11'4) Range of base and eye level Oak unit with Formica worktop, space for washing machine, dishwasher, freestanding oven and fridge/freezer, double glazed UPVC side door out to side access. Door to:

**DOWNSTAIRS  
SHOWER ROOM:** Laminate flooring, side aspect frosted double glazed window, walk in shower, low level W.C, wash hand basin with storage under, heated towel rail.

**STUDY/BEDROOM  
THREE:** 3.37m x 3.18m (11'1 x 10'5) Laminate flooring, French doors to garden, rear aspect double glazed window, radiator.

**FIRST FLOOR:**

**BEDROOM ONE:** 3.89m x 3.10m (12'9 x 10'2) Fitted cupboard space, radiator, rear aspect double glazed window, cast iron feature fireplace, door to:

**EN-SUITE  
BATHROOM:** Vinyl floor, rear aspect double glazed window, heated towel rail, wash hand basin with storage under, white bath suite with shower over, low level W.C

**BEDROOM TWO:** 3.89m x 3.07m (12'9 x 10'1) Fitted cupboard space, radiator, front aspect double glazed window, cast iron feature fireplace.

**OUTSIDE**

**REAR GARDEN:** Paved seating area, laid to lawn with shrub borders, timber frame shed side access gate

**DRIVEWAY:** Block paved driveway to front and side accessible for three vehicles

**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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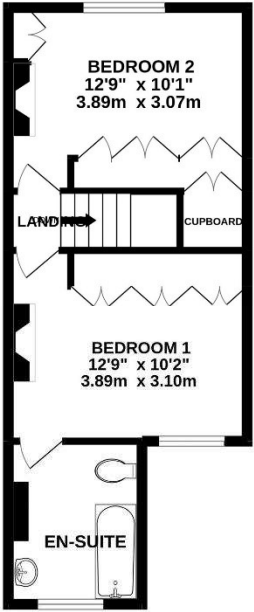
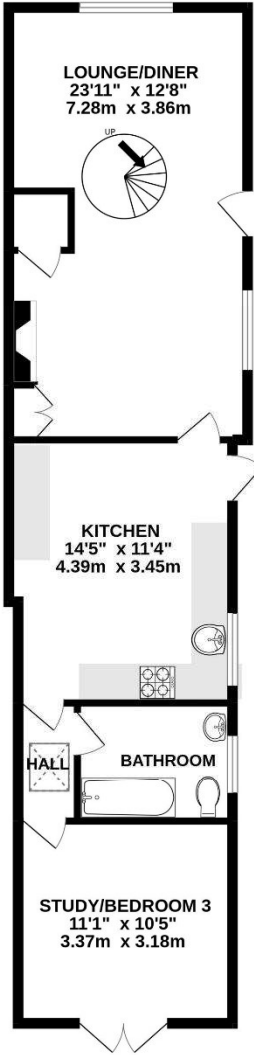


**Stroude Road, Virginia Water, Surrey, GU25 4BU**

**FLOORPLAN**

GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.1 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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

### EPC

451 Stroude Road VIRGINIA WATER GU25 4BU		Energy rating <b>D</b>
Valid until 30 January 2032	Certificate number 2580-3012-4209-4892-9200	

Property type	Semi-detached house
Total floor area	94 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	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 efficiency.

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