

NEVIN
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WELLS

Distinctive Homes

Established 2002



The Lane, Virginia Water, Surrey, GU25 4BX

£750,000 Freehold



The Lane, Virginia Water, Surrey, GU25 4BX

An excellent opportunity to acquire this completely renovated four bedroom semi-detached residence located in a quiet cul-de-sac in Virginia Water village. The high specification accommodation comprises entrance hallway, downstairs W.C, open plan luxury kitchen/dining room with bi-fold doors onto garden, living room, en-suite facilities, luxury family bathroom, a landscaped rear garden, home studio/office and off street parking for up to four vehicles. **NOONWARD CHAIN.**

Double glazed composite front door to:

ENTRANCE HALLWAY:

Stairs to first floor, under floor heating, front aspect double glazed window and solid oak doors to all rooms and space for washing machine and tumble drier under stairs.

DOWNSTAIRS W.C:

Comprising low level W.C, radiator, vanity enclosed wash hand basin, side aspect double glazed window and tiled flooring.

OPEN PLAN KITCHEN/DINING ROOM:

8.35m x 4.15m (27'5 x 13'7) Comprising eye and base level units with granite work tops, one and half bowl sink unit with mixer tap, fitted double oven, hob and ceiling extractor fan, fitted dishwasher and fitted fridge freezer, plinth lighting, breakfast bar in island, under floor heating, tiled flooring, storage cupboard, rear aspect double glazed bi-fold doors to garden, rear access French door to garden, side aspect double glazed window and door to:

LIVINGROOM:

4.15m x 2.70m (13'7 x 8'10) Under floor heating, newly fitted carpet and front aspect double glazed box bay window.

FIRST FLOOR LANDING:

Radiator, access to loft, newly fitted carpet and solid oak doors to all rooms.

MASTER BEDROOM:

3.55m x 3.05m (11'8 x 10') Radiator, newly fitted carpet, front aspect double glazed window and door to

EN-SUITE SHOWERROOM:

Comprising separate shower cubicle with riser power shower, heated towel rail and tiled all round, low level W.C, vanity enclosed wash hand basin, extractor fan and tiled flooring.

BEDROOM TWO:

4.15m x 2.65m (13'7 x 8'8) Radiator, newly fitted carpet and rear aspect double glazed window.

BEDROOM THREE:

4.10m x 2.00m (13'5 x 6'7) Radiator, newly fitted carpet and rear aspect double glazed window.

BEDROOM FOUR:

2.80m x 2.10m (9'2 x 6'10) Radiator, newly fitted carpet and front aspect double glazed window.

LUXURY FAMILY BATHROOM:

White three piece suite comprising panel enclosed bath with riser power shower over, glass shower screen, vanity enclosed wash hand basin, low level W.C, heated towel rail, wood effect vinyl flooring and fully tiled walls.

OUTSIDE

GARDEN:

Large wrap round patio area, lawn area, raised flower beds, bordered by rail sleepers, external lighting, external tap, enclosed by panel fencing and leading to:

NEWLY BUILT HOME OFFICE / STUDIO:

Approximately 5m x 3m. Completely self-contained with power and lighting and front aspect double glazed bi-fold doors onto patio and timber oak clad.

PARKING:

Stone driveway providing off street parking for up to four vehicles.

FRONT GARDEN:

Lawn area, brick walling, raised flower beds with rail sleeper borders and pathway to main entrance.

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

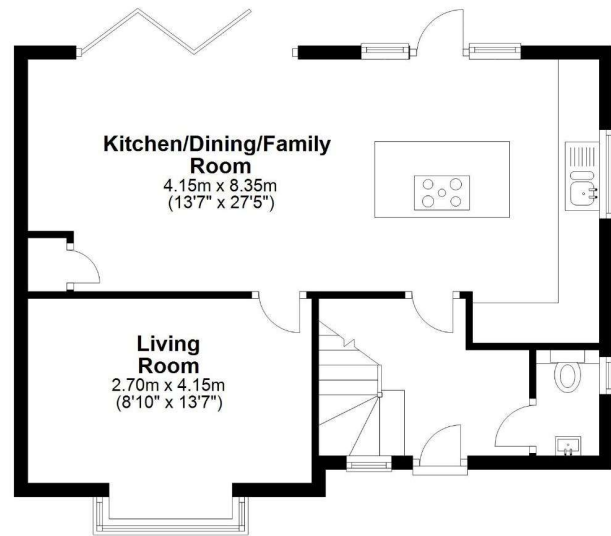


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FLOOR PLAN

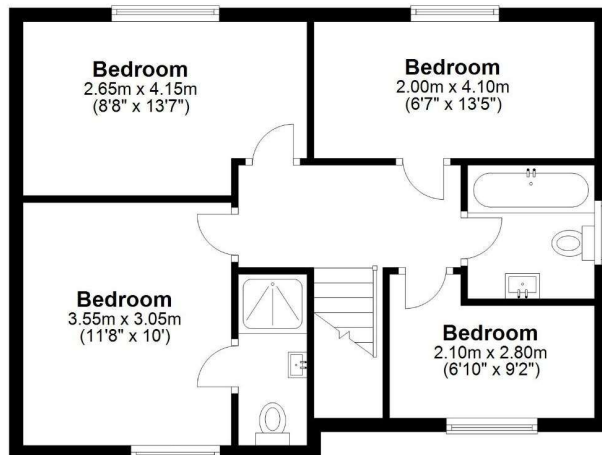
Ground Floor

Approx. 50.6 sq. metres (544.1 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



Garden Room/Office

Approx. 15.6 sq. metres (168.4 sq. feet)



Total area: approx. 116.3 sq. metres (1251.6 sq. feet)

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

EPC

1 The Lane
VIRGINIA WATER
GU25 4BX

Energy rating
C

Valid until
28 July 2032

Certificate number
0100-2751-7030-2122-9621

Property type	Semi-detached house
Total floor area	100 square metres

Rules on letting this property

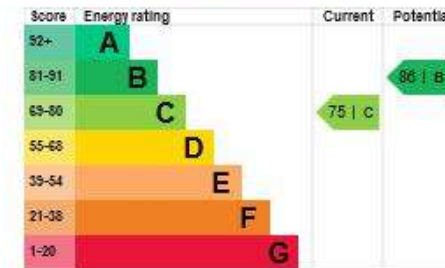
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be B.

[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:

