



The Lane, Virginia Water, GU25 4BX

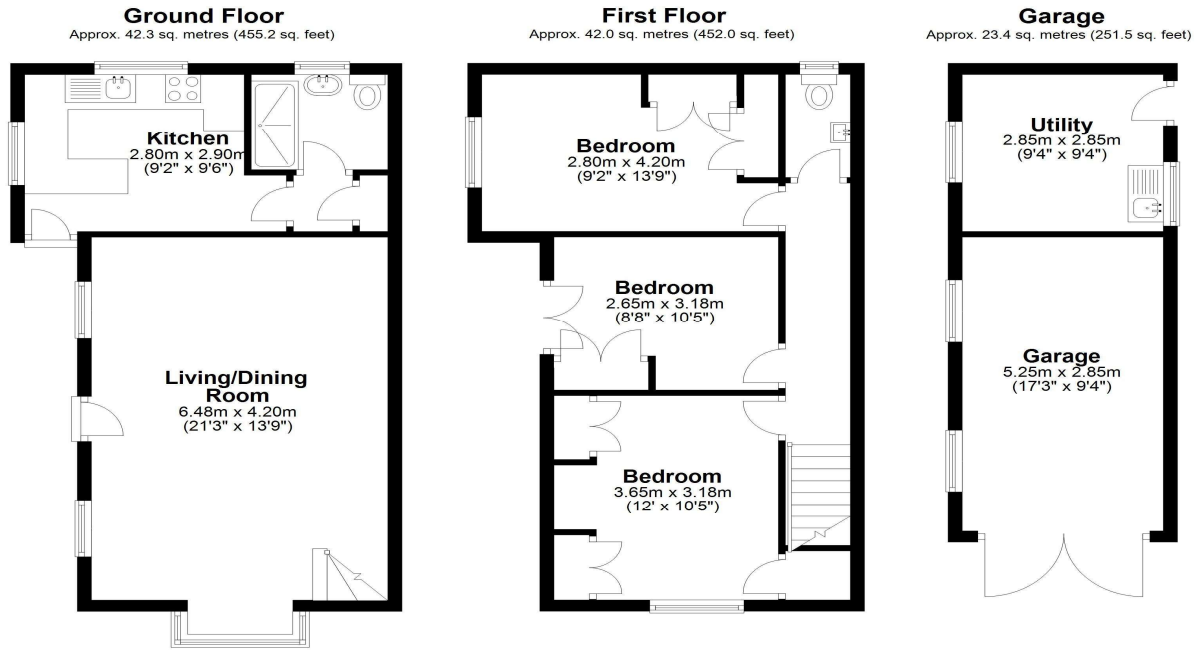
OIEO £500,000 F/H



No onward chain! A three double bedroom semi detached residence offering fantastic potential to extend (STPP) with a generous 60ft (max) side plot. This property itself is also in need of refurbishment. Comprising open plan lounge/diner. Fitted kitchen, downstairs shower room and first floor WC. In addition, there is an approx. 60ft rear garden, detached brick built garage and off street parking. Virginia Water mainline station and shopping parade are both within half a mile.

'Field Cottage', The Lane, Virginia Water, Surrey, GU25 4BX

FLOOR PLAN



Total area: approx. 107.6 sq. metres (1158.7 sq. feet)

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

EPC

4 The Lane VIRGINIA WATER GU25 4BX	Energy rating D
Valid until 16 September 2034	Certificate number 4100-0935-0922-1499-3143

Property type Semi-detached house
Total floor area 84 square metres

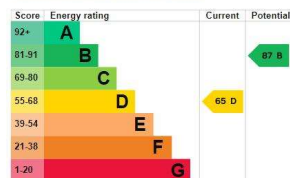
Rules on letting this property

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 B.

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



The graph shows this property's current and potential energy ratings



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