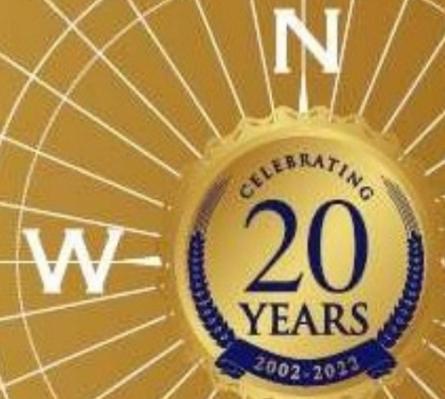


**NEVIN  
&  
WELLS**

*Distinctive Homes*

Established 2002



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

**£800,000 F/H**

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

Positioned close to schools, shops and Edgell Park, a beautiful extended and sympathetically renovated family home. This spacious property offers four bedrooms, three reception rooms, two bathrooms, utility room and large kitchen. Externally, there is a secluded 60ft (18.29m) rear garden plus a 'horseshoe drive' and attached garage. Virginia Water mainline station, restaurants and library are a 20 minute walk away.

<b><u>ENTRANCE HALLWAY:</u></b>	Radiator, dado rail, coved cornice ceiling, Walnut effect flooring, stairs to first floor. Door into integral garage.
<b><u>LOUNGE:</u></b>	Radiator, coved cornice ceiling, feature cast iron fireplace. Double glazed sash section bay window to front.
<b><u>DINING ROOM:</u></b>	Radiator, Walnut effect flooring, under stairs storage cupboard. Double glazed window to rear. Double doors into: -
<b><u>FAMILY ROOM:</u></b>	Radiator, log burner, Walnut effect flooring. Glazed French doors into rear garden.
<b><u>KITCHEN/BREAKFAST ROOM:</u></b>	Extensive range of grey base and eye level units, laminate work tops, central island, space for American fridge/freezer, space for cooking range, ceiling glasses display, butler sink with chrome mixer tap over. Tiled splash back, Walnut effect flooring, open plan to Dining room. Double glazed window and stable door to side. Door into: -
<b><u>UTILITY ROOM:</u></b>	Storage cupboards, space for washing machine and tumble dryer, cupboard housing gas combi boiler. Double glazed window to rear. Door into: -
<b><u>CLOAKROOM:</u></b>	Low level WC, wash hand basin, chrome towel rail, fully tiled walls. Double glazed window to rear.
<b><u>LANDING:</u></b>	Hatch to loft space, radiators, doors to all bedrooms.
<b><u>BEDROOM ONE:</u></b>	Radiator, built in wardrobes, storage cupboard. Double glazed dormer window to front. Door into: -
<b><u>EN-SUITE SHOWER:</u></b>	In white with low level WC, wash hand basin, shower cubicle housing chrome mixer shower, chrome ladder radiator. Double glazed sash window to rear.

<b><u>BEDROOM TWO:</u></b>	Two radiators, feature cast iron fireplace, picture rail. Two double glazed windows to front.
<b><u>BEDROOM THREE:</u></b>	Radiator, fitted wardrobes, coved cornice ceiling. Double glazed Velux ceiling window. Double glazed window to rear.
<b><u>BEDROOM FOUR:</u></b>	Radiator, fitted wardrobes. Double glazed window to rear.
<b><u>BATHROOM:</u></b>	Luxury white suite comprising low level WC, wash hand basin set into vanity unit, panel bath with chrome mixer tap, fully tiled walls, chrome radiator, glass cubicle housing mixer shower. Double glazed window to rear.

### OUTSIDE

<b><u>REAR GARDEN:</u></b>	<b>Approx. 60ft (18.29m)</b> Large stone patio, shaped lawn, outside tap, courtesy light, pergola with seating area, timber shed with light and power. Side access gate.
<b><u>INTEGRAL GARAGE:</u></b>	Large integral garage with light and power.
<b><u>DRIVEWAY:</u></b>	Wide 'Horseshoe Drive' with parking space for several cars.
<b><u>COUNCIL TAX BAND:</u></b>	E - Runnymede Borough Council
<b><u>VIEWINGS:</u></b>	<b>By appointment with the clients selling agents, Nevin &amp; Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a></b>

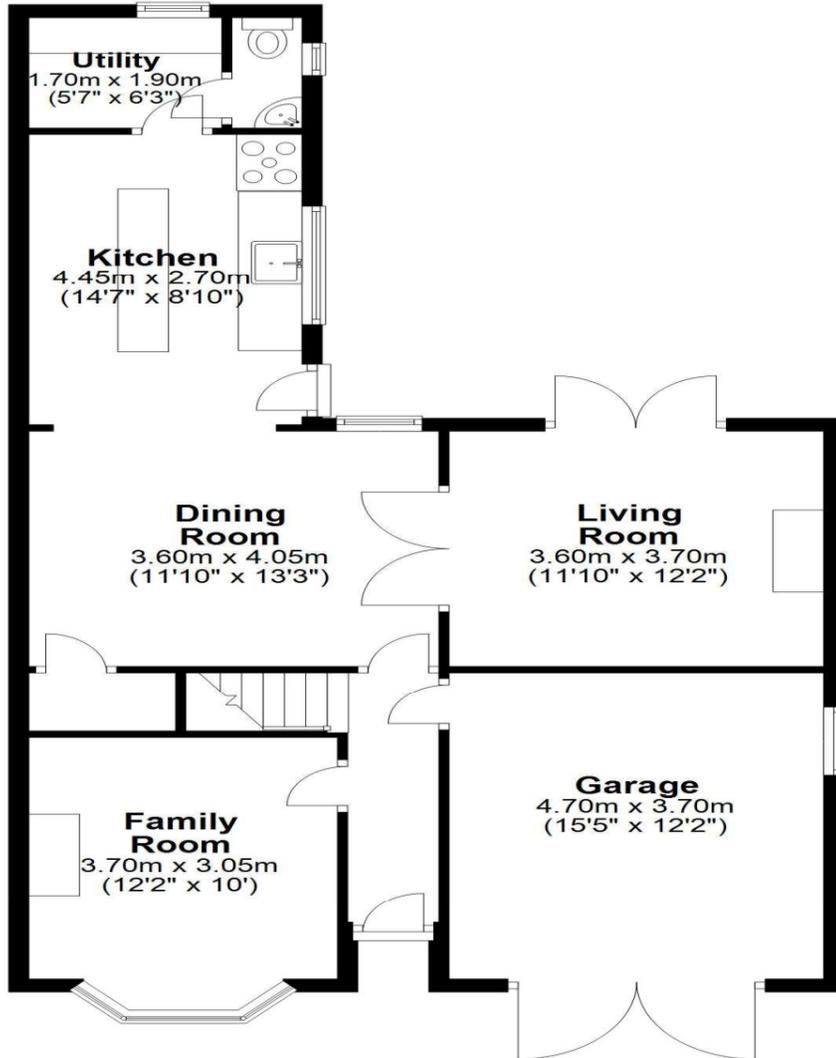


# FLOORPLAN

# EPC

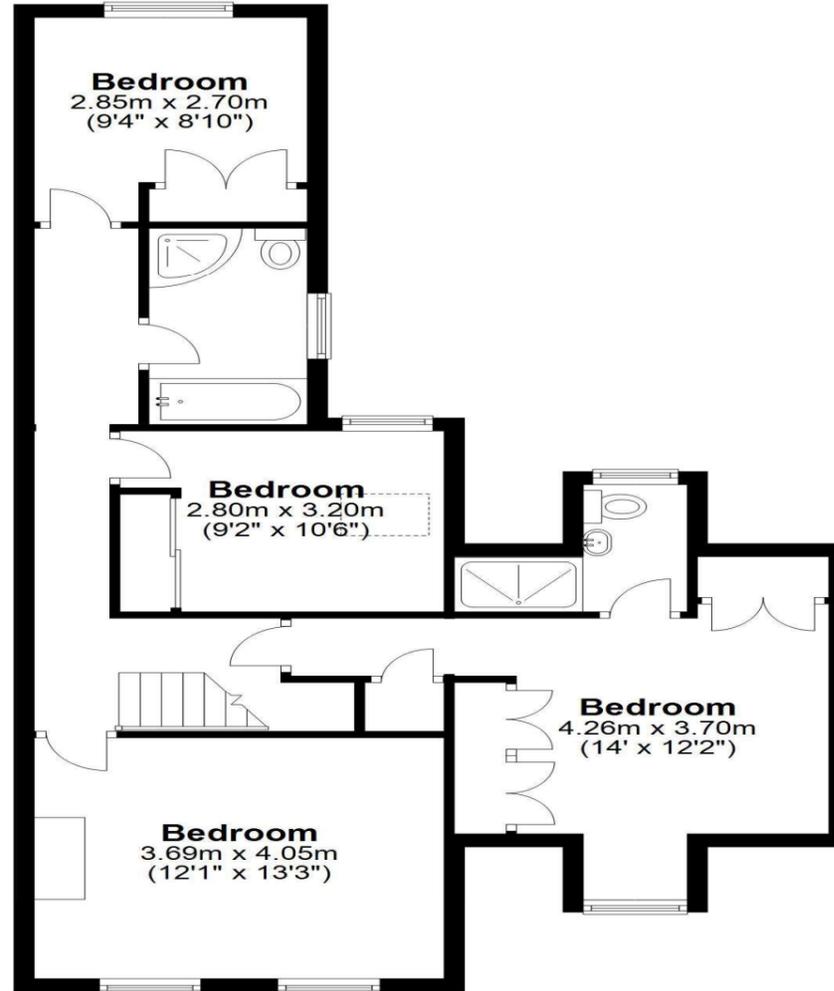
## Ground Floor

Approx. 82.3 sq. metres (886.1 sq. feet)



## First Floor

Approx. 69.5 sq. metres (748.6 sq. feet)



Total area: approx. 151.9 sq. metres (1634.7 sq. feet)

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

391 Stroude Road VIRGINIA WATER GU25 4BY		Energy rating <b>C</b>
Valid until <b>4 February 2035</b>	Certificate number <b>0370-2365-7420-2405-5675</b>	

Property type: Semi-detached house  
Total floor area: 134 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 C. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

