



Stroude Road, Virginia Water, GU25 4BU

£635,000 Freehold



A very charming and aesthetically pleasing Victorian semi detached residence situated within just a short walk of Virginia Water train station and parade of shops, restaurants, bakeries and bars. Benefits include own driveway providing off street parking for two vehicles, two reception rooms, kitchen, three bedrooms, first floor luxury bathroom and a beautifully maintained and landscaped private rear garden.

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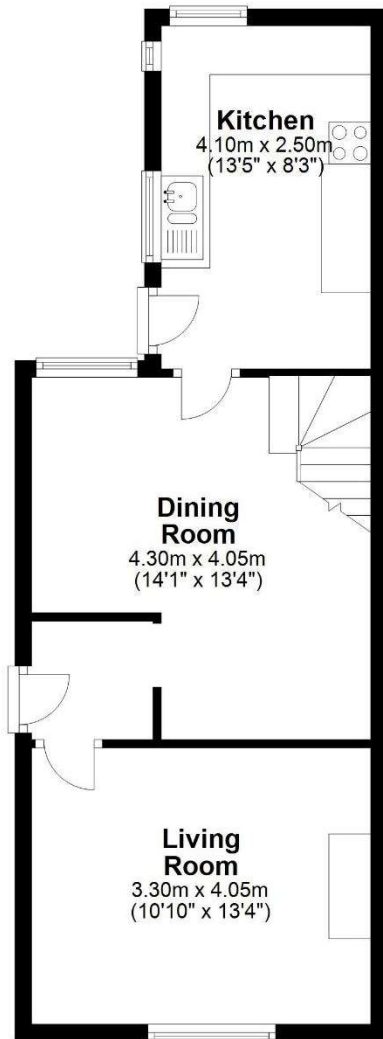
	Composite double glazed main door to:
<u>ENTRANCE HALLWAY:</u>	Coved ceiling, radiator, laminated wood effect flooring, opening to dining area and doors to lounge.
<u>LOUNGE:</u>	Coved ceiling, radiator, feature fireplace with log burning stove, ceiling rose, front aspect double glazed window and Bespoke shutter blinds.
<u>DINING /FAMILY ROOM:</u>	Stairs to first floor, radiator, rear aspect double glazed window and part glazed door to:-
<u>KITCHEN:</u>	Comprising eye and base level units with rolled edge work surfaces, one and a half bowl drainer unit with mixer tap, space for appliances, tiled flooring, side aspect double glazed window and rear aspect double glazed window and side aspect door to garden.
<u>FIRST FLOOR LANDING:</u>	Coved ceiling painted and exposed floor boards, hand rails and doors to all rooms.
<u>BEDROOM ONE:</u>	Fitted wardrobes, radiator, original floor boards, front aspect double glazed window with Bespoke fitted shutter blinds.
<u>BEDROOM TWO:</u>	Radiator, original exposed floor boards and rear aspect double glazed window.
<u>BEDROOM THREE:</u>	Coved ceiling, radiator, painted original floor boards and rear aspect double glazed window.
<u>OUTSIDE</u>	
<u>REAR GARDEN:</u>	Approximately 120ft. Patio area, lawn area, summer house, well established flowers, shrub and tree borders, external tap, gated side access and enclosed by panel fencing.
<u>PARKING:</u>	Brick paved driveway providing off street parking for two vehicles and pathway to main entrance.
<u>COUNCIL TAX BAND:</u>	E - Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



FLOORPLAN

Ground Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 83.7 sq. metres (900.7 sq. feet)

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EPC

459 Stroude Road VIRGINIA WATER GU25 4BU		Energy rating D
Valid until 16 February 2035	Certificate number 9534-3046-4202-9475-8200	

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](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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