



Beechmont Ave, Virginia Water, GU25 4EY

OIEO £700,000 F/hold



Being sold with no onward chain for the first time since being built in 2013, is this unique and modern three bedroom detached residence overlooking Cabrera Park to the rear and opposite woodlands. Comprising entrance hallway, spacious lounge, downstairs cloakroom, fully fitted high specification kitchen/diner with granite work tops and separate utility. First floor family bathroom and principle bedroom with en-suite shower room. In addition, the ground floor has underfloor heating and there is a private enclosed South Facing rear garden and parking to the front. Trumps Green Infant School, shops and Virginia Water Station are within 5 minutes walk.

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Front door into:

<u>ENTRANCE HALLWAY:</u>	Porcelain tiled floor, two under stairs storage cupboards, under floor heating, cupboard housing electric fuse board and solar panel meter. Doors to all rooms.
<u>RECEPTION ROOM:</u>	Triple aspect windows with square bay facing front, wall mounted electric fireplace, carpet flooring, patio doors out to garden.
<u>DOWNSTAIRS CLOAKROOM:</u>	Low level WC, vanity storage wash hand basin with mixer tap over wall mounted mirror with lighting, porcelain flooring with underfloor heating.
<u>KITCHEN/DINING ROOM:</u>	Range of base and eye level grey wooden units with white granite worktop. Fitted double oven plus microwave oven, fitted wine cooler, sink with incinerator, mixer tap with additional hot and cold water tap, a purified water tap, water softener, Insinkerator food waste disposal. Rear facing double patio doors to garden and front facing window, porcelain tiled floor with under floor heating.
<u>UTILITY ROOM:</u>	Space for washing machine and tumble dryer, recently installed glow worm boiler, still under warranty, sink and drainer unit with mixer tap over, front aspect double glazed window.
<u>FIRST FLOOR LANDING:</u>	Rear facing double glazed window, carpet floor, access to loft hatch.
<u>BEDROOM ONE:</u>	Front and rear aspect windows, carpet floor and overlooking park. Door to en-suite.
<u>EN-SUITE BATHROOM:</u>	Fully tiled floor, low level WC, vanity wash hand basin with storage under, wall mounted mirror storage unit, walk in shower with rain fall shower, glass panel enclosed, front aspect frosted glazed window.
<u>BEDROOM TWO:</u>	Front aspect double glazed window, carpet flooring, fitted cupboard.
<u>BEDROOM THREE:</u>	Rear aspect double glazed window, carpet flooring and overlooking park.

OUTSIDE

<u>REAR GARDEN:</u>	South facing and fully enclosed with grey patio area with access from both sides, shrub and plant border, raised putting green area, timber built fitted shed.
<u>FRONT AREA</u>	Block paved drive with parking for two vehicles hedge border to front.
<u>COUNCIL TAX BAND:</u>	F – 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

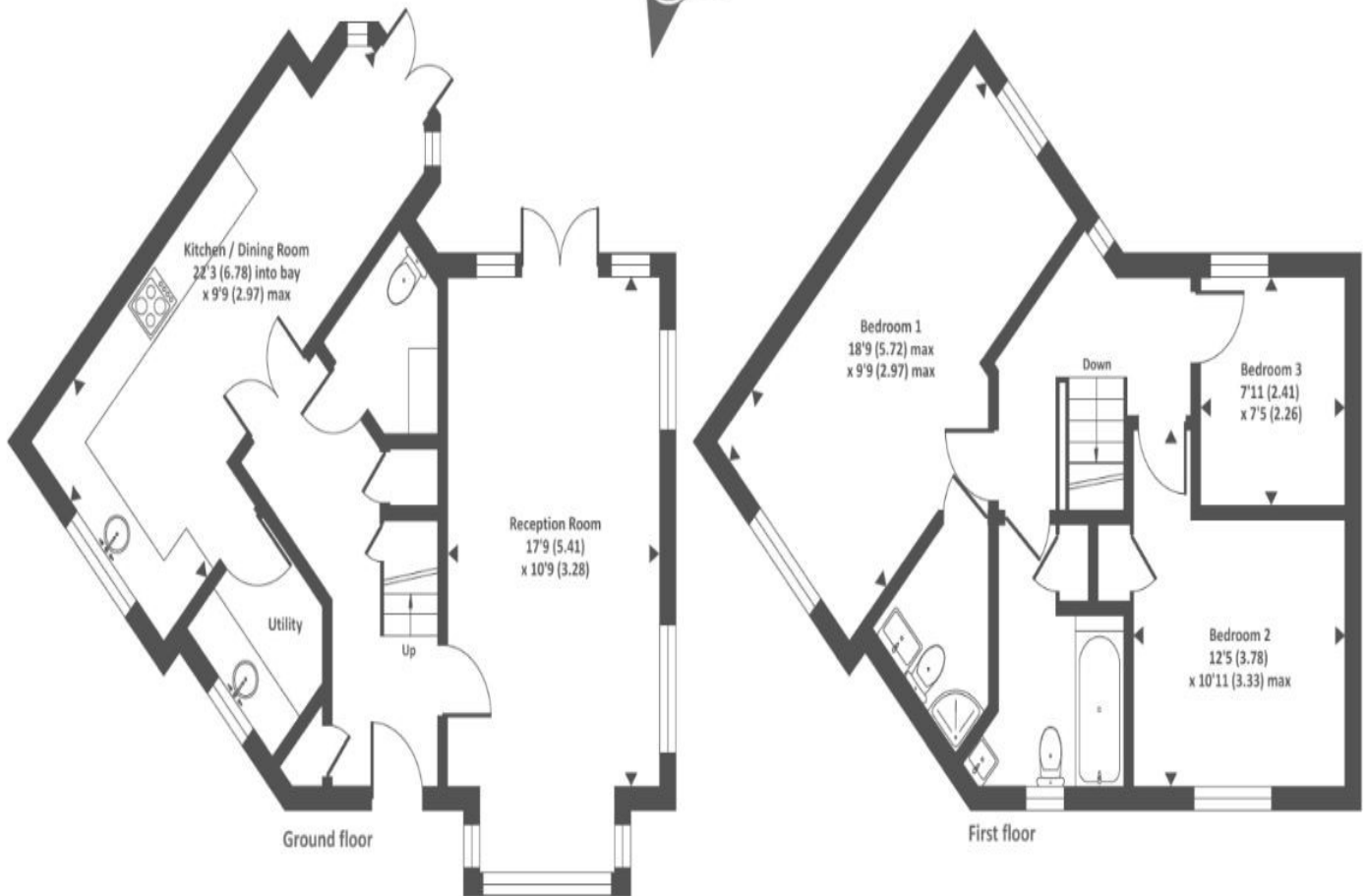


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FLOORPLAN

Approximate Area = 1121 sq ft / 104.1 sq m

For identification only - Not to scale



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

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EPC

BEECHTREES 13 BEECHMONT AVENUE Virginia Water GU25 4EY		Energy rating C
Valid until 14 March 2034	Certificate number 0360-2514-1070-2594-6765	

Property type	Detached house
Total floor area	104 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		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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