



6 IRVINE PLACE  
VIRGINIA WATER

BUCKINGHAMS





# 6 Irvine Place

Virginia Water • Surrey • GU25 4DQ

£479,950 Freehold

A bright two double bedroom semi-detached home situated on a popular small development, just a short stroll from the village centre & rail station.

- |                                |   |
|--------------------------------|---|
| • ATTRACTIVE HOME              | • TWO DOUBLE BEDROOMS, ONE EN SUITE               |
| • SECURE REAR GARDEN           | • SINGLE GARAGE & PARKING SPACE                   |
| • QUIET, POPULAR LOCATION      | • SHORT STROLL TO VILLAGE SHOPS & RAIL STATION    |
| • LONDON WATERLOO FROM 45 MINS | • COUNCIL TAX BAND E, 2022 SERVICE CHARGE £462.81 |

ENTRANCE HALL • CLOAKROOM • LIVING/DINING ROOM • KITCHEN • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • SECOND DOUBLE BEDROOM • BATHROOM • REAR GARDEN • SINGLE GARAGE EN BLOC • ALLOCATED PARKING SPACE

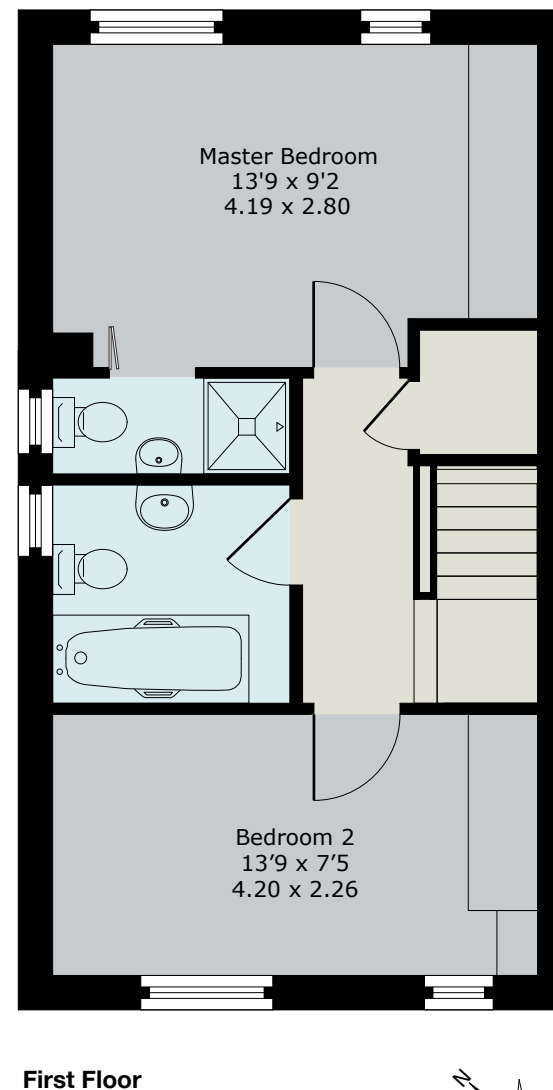
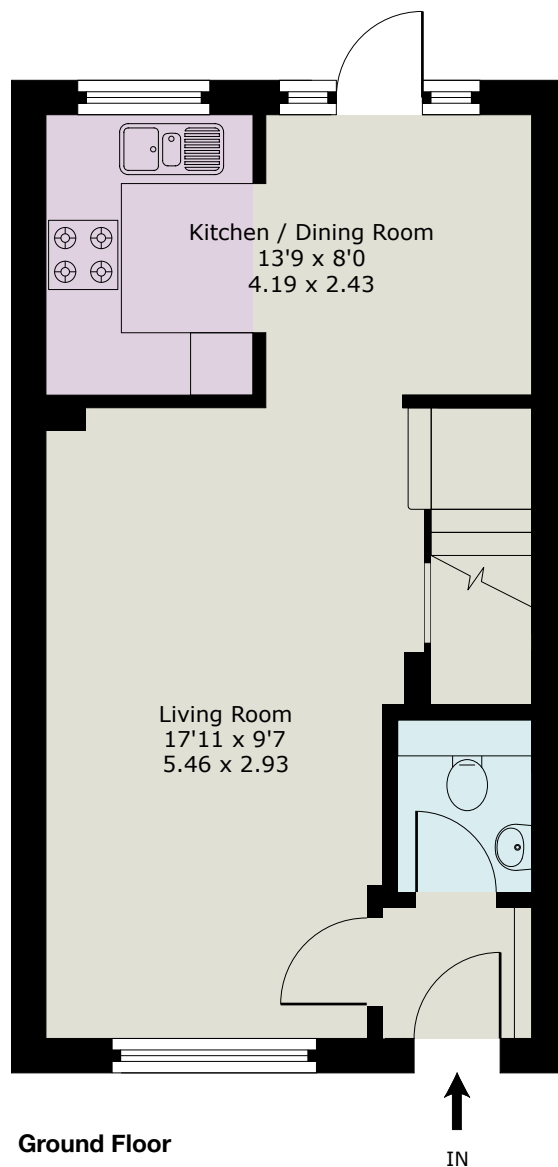
## Location

6 Irvine Place is an ideal low maintenance home, offering a large open plan living & dining room with modern kitchen off and a private rear garden; the two double bedrooms are of a good size with the master having an en suite shower room and the location could not be better, being a quiet spot yet just yards from all village centre facilities.

## Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after passing the rail station on your right, turn right at the traffic lights into Trumpsgreen Road. Take the first right hand turn into Irvine Place, where number 6 will be found a short way in on the right.

**Approximate Gross Internal Floor Area :**  
 Ground Floor 33.56 sq m / 361 sq ft  
 First Floor 33.56 sq m / 361 sq ft  
**Total 67.12 sq m / 722 sq ft**



EPC: C71.

**Important Notice**

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 6IPB01250803 HPI ©2020 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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