



5 SANDY LANE
VIRGINIA WATER

BUCKINGHAMS



5 Sandy Lane

St Anns' Park • Virginia Water • Surrey • GU25 4TA

£1,425,000

Freehold

A truly impressive & excellently presented four/five bedroom townhouse situated on the crescent in the highly sought after St Anns' Park gated development, close to the heart of the village.



- EXCELLENT SPECIFICATION FAMILY HOME
- SOUTH WEST FACING PRIVATE REAR GARDEN
- COMMUNAL TENNIS COURTS, INDOOR POOL, GYM
- 2024 SERVICE CHARGE £6,686.50
- FOUR/FIVE BEDROOMS, TWO EN SUITE
- EXCLUSIVE SECURE GATED DEVELOPMENT
- LONDON WATERLOO FROM 43 MINS
- COUNCIL TAX BAND H

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • KITCHEN OPEN TO FAMILY ROOM • CONSERVATORY/DINING ROOM • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE BATH & SHOWER ROOM • GUEST BEDROOM WITH EN SUITE BATHROOM • TWO FURTHER BEDROOMS • STUDY/ BEDROOM FIVE • SHOWER ROOM • DOUBLE GARAGE • SOUTH WESTERLY FACING REAR GARDEN

Description

St Ann's Park is an exclusive gated development enjoying superb communal facilities including indoor swimming pool, gym and outdoor tennis courts; the location could not be more ideal, being just a short walk to village centre shops, restaurants and mainline rail station on the Reading to London Waterloo line. 5 Sandy Lane offers superb, high quality living and entertaining accommodation, enjoys a private & mature South Westerly facing rear garden and attractive views onto the green to the front; in our view this is an opportunity not to be missed.

Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road, pass the rail station on your right and at the traffic lights proceed straight across onto Sandhills Lane; take the first left turn into the walled & gated entrance to St Ann's Park, the guard will direct you from there.





Approximate Gross Internal Floor Area :
Lower Ground Floor 42 sq m / 456 sq ft
Ground Floor 88 sq m / 948 sq ft
First Floor 78 sq m / 836 sq ft
Second Floor 40 sq m / 434 sq ft
Total 248 sq m / 2,674 sq ft



EPC: C72.

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: 5SLB011702231 HPI ©2021 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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