



45 TRUMPS GREEN AVENUE

VIRGINIA WATER

**BUCKINGHAMS**



# 45 Trumps Green Avenue

Virginia Water • Surrey • GU25 4EP

£975,000

A newly extended and completely refurbished detached family home offering outstanding family space including a truly impressive open plan kitchen/dining/family room, in a popular residential location.



- BRIGHT, AIRY ACCOMMODATION
- FIVE DOUBLE BEDROOMS
- SOUTH FACING GARDENS
- THREE BATH/SOWER ROOMS
- VILLAGE CENTRE WITHIN WALKING DISTANCE
- STUNNING FULL WIDTH OPEN PLAN KITCHEN
- CLOSE TO LOCAL AMENITIES
- LONDON WATERLOO FROM 45 MIN

RECEPTION HALL • CLOAKROOM • STUDY • LIVING ROOM • KITCHEN/DINING/FAMILY ROOM • UTILITY ROOM • MASTER & GUEST BEDROOM SUITES • THREE FURTHER BEDROOMS • FAMILY BATHROOM • DRIVEWAY PARKING • LARGE REAR GARDEN WITH FURTHER PARKING SPACE.

## Description

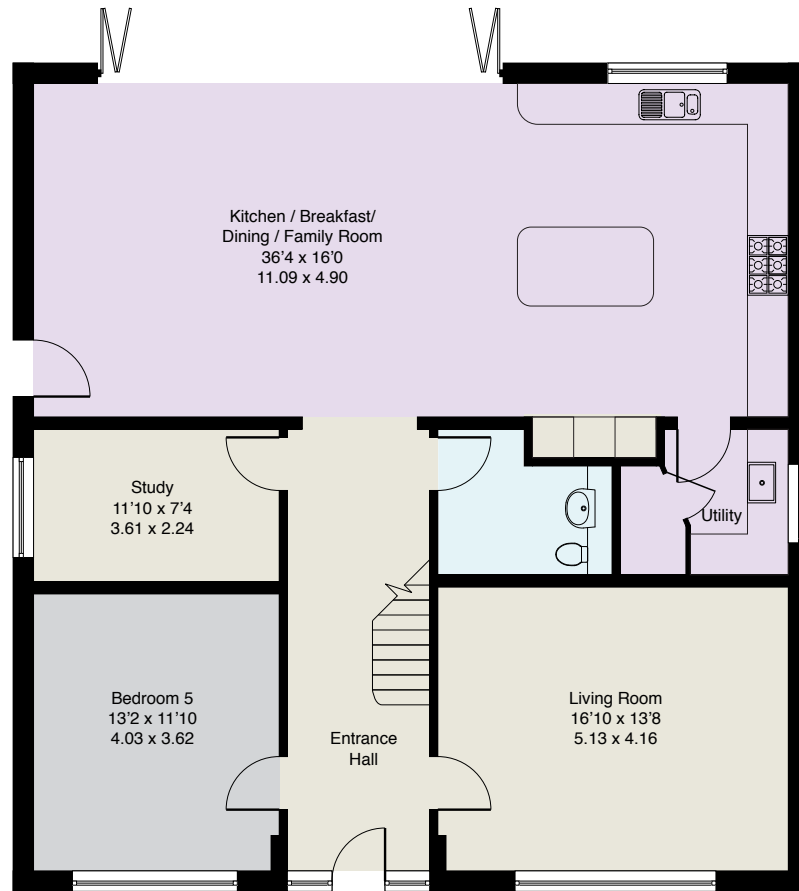
45 Trumps Green Avenue is an excellently planned, bright & airy family home providing adaptable interior space and a fantastic open plan kitchen which opens out to a grand entertaining terrace in the South facing rear garden. In our view property such as this is rarely seen on the open market and we strongly recommend an internal viewing.

## Directions

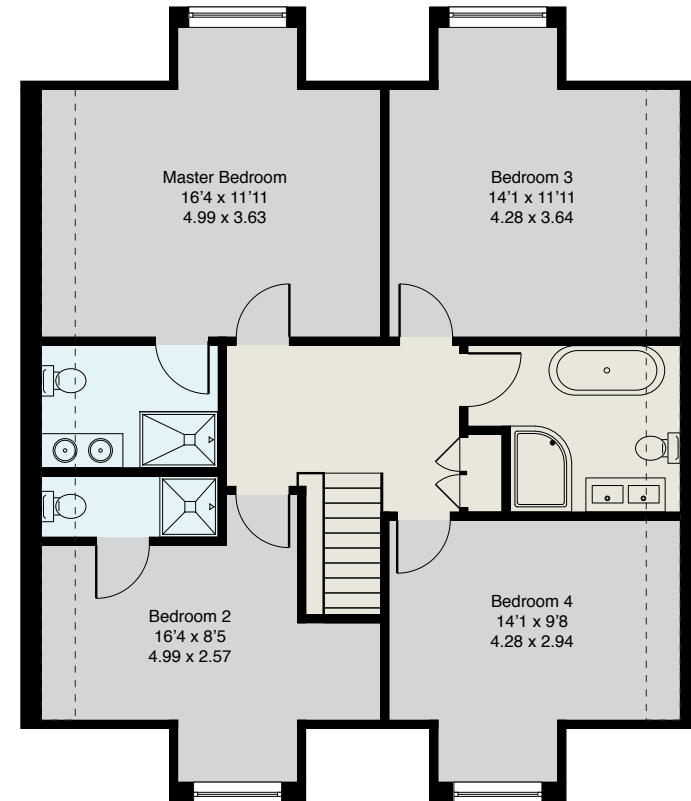
From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and at the traffic lights turn right into Trumpsgreen Road. After passing under the rail bridge, just before the parade of shops on the right turn right into Beechmont Road and then first left into Trumps Green Avenue; no.45 will be found almost at the end on the left hand side.



**Approximate Gross Internal Floor Area :**  
 Ground Floor 128 sq m / 1378 sq ft  
 First Floor 84 sq m / 904 sq ft  
 Total 212 sq m / 2282 sq ft



**Ground Floor**



**Second Floor**

EPC: D67.

**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: 45TGAB010510152 HPI ©2017 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.

01344 845050

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6 STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sales@buckingham.com • www.buckingham.com



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