



17 CABRERA AVENUE
VIRGINIA WATER

BUCKINGHAMS



17 Cabrera Avenue

Virginia Water • Surrey • GU25 4EZ

£995,000

Freehold

An extremely spacious four double bedroom family home which has been extended and completely renovated to a superb standard throughout, offering truly excellent living accommodation.

- HIGHLY SPACIOUS, ADAPTABLE FAMILY HOME
- WALKING DISTANCE TO VILLAGE FACILITIES
- SOUTH EASTERLY FACING REAR GARDEN
- FOUR FIRST FLOOR DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- SUPERB KITCHEN/DINING ROOM
- LARGE DETACHED ANNEXE
- COUNCIL TAX BAND E



RECEPTION HALL • LIVING ROOM OPEN TO IMPRESSIVE KITCHEN/DINING ROOM • STUDY • PLAYROOM/BEDROOM FIVE • GYM/BEDROOM SIX • GROUND FLOOR BATHROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER FIRST FLOOR DOUBLE BEDROOMS • FAMILY BATHROOM • DRIVEWAY PARKING • REAR GARDEN WITH LARGE DETACHED ANNEXE

Description

17 Cabrera Avenue is a fantastic home which has been transformed by the current owners - the first floor provides four very spacious double bedrooms, the ground floor living space is extremely adaptable having four reception rooms, three of which could be used as double bedrooms if need be and the detached outbuilding could have multiple uses, whether one required a games room/home office or guest annexe accommodation.

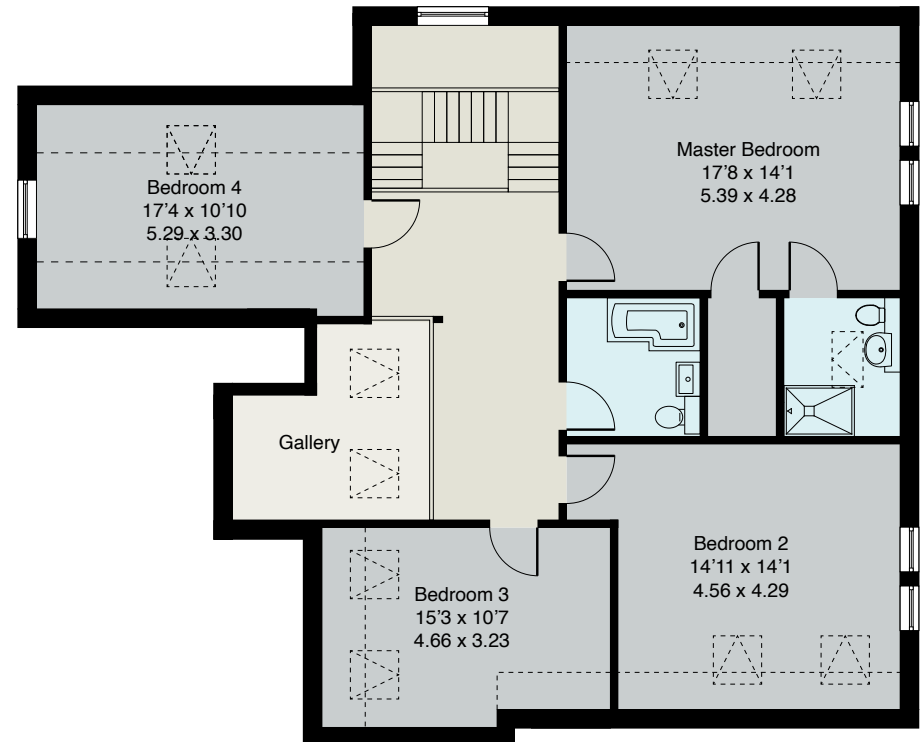
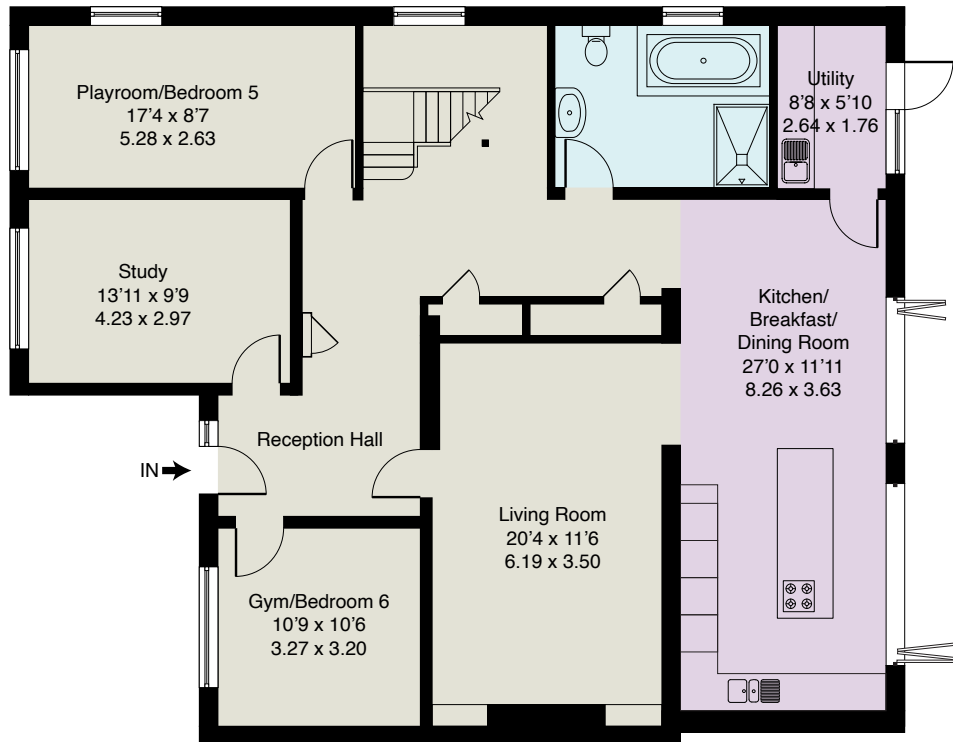
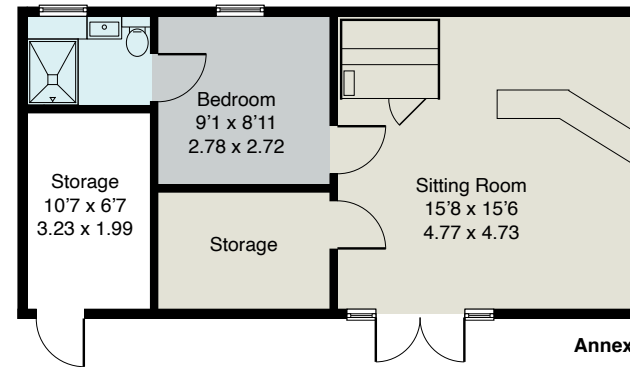
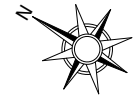
The property enjoys a convenient and quiet location within a popular residential street just a short walk to the nearest primary school and local shops as well as enjoying a South Easterly facing rear garden with views over the local playing field.

Directions

From our office on Station Approach, Virginia Water, turn right onto Christchurch Road and at the traffic lights turn right onto Trumps Green Road. Continue along Trumps Green Road under the two railway bridges and just before you approach the parade of shops on your right hand side turn right into Beechmont Avenue. Follow Beechmont Avenue around the left hand bend where the road becomes Cabrera Avenue, no. 17 will be found after a short distance on the left hand side.



Approximate Gross Internal Floor Area :
 Ground Floor 139.02 sq m / 1496 sq ft
 First Floor 94.25 sq m / 1014 sq ft
 Annexe 46.98 sq m / 506 sq ft
Total 280.25 sq m / 3016 sq ft



EPC: C79.

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: 17CAB011509233 HPI ©2023 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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