



20 SANDY LANE
VIRGINIA WATER

BUCKINGHAMS



20 Sandy Lane

St Ann's Park • Virginia Water • GU25 4TA

£1,395,000

Freehold

An excellently presented four/five bedroom townhouse situated on the crescent in the highly sought after St Ann's Park gated development, close to the heart of the village.

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| <ul style="list-style-type: none">• FOUR/FIVE BEDROOMS, TWO EN SUITE• PRIVATE REAR GARDEN• COUNCIL TAX BAND H• 2024 SERVICE CHARGE £6,686.50 | <ul style="list-style-type: none">• EXCELLENT SPECIFICATION FAMILY HOME• EXCLUSIVE SECURE GATED DEVELOPMENT• COMMUNAL TENNIS COURTS, INDOOR POOL, GYM• LONDON WATERLOO FROM 43 MINS |
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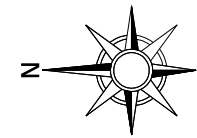
RECEPTION HALL • CLOAKROOM • DRAWING ROOM • KITCHEN • UTILITY ROOM
• CONSERVATORY • MASTER BEDROOM WITH EN SUITE BATH & SHOWER ROOM
• GUEST BEDROOM WITH EN SUITE BATHROOM • TWO FURTHER BEDROOMS •
STUDY/BEDROOM FIVE • SHOWER ROOM • DOUBLE GARAGE • REAR GARDEN

Description

St Ann's Park is an exclusive gated development benefiting from 24 hour security and enjoying outstanding facilities including an indoor swimming pool complex, gym and outdoor tennis courts; conveniently located just a short walk to the village shops, restaurants and mainline railway station serving London Waterloo. 20 Sandy Lane is a lovely family home, offering well planned living accommodation and enjoys a delightful private rear garden and attractive views over the communal grounds in the crescent.

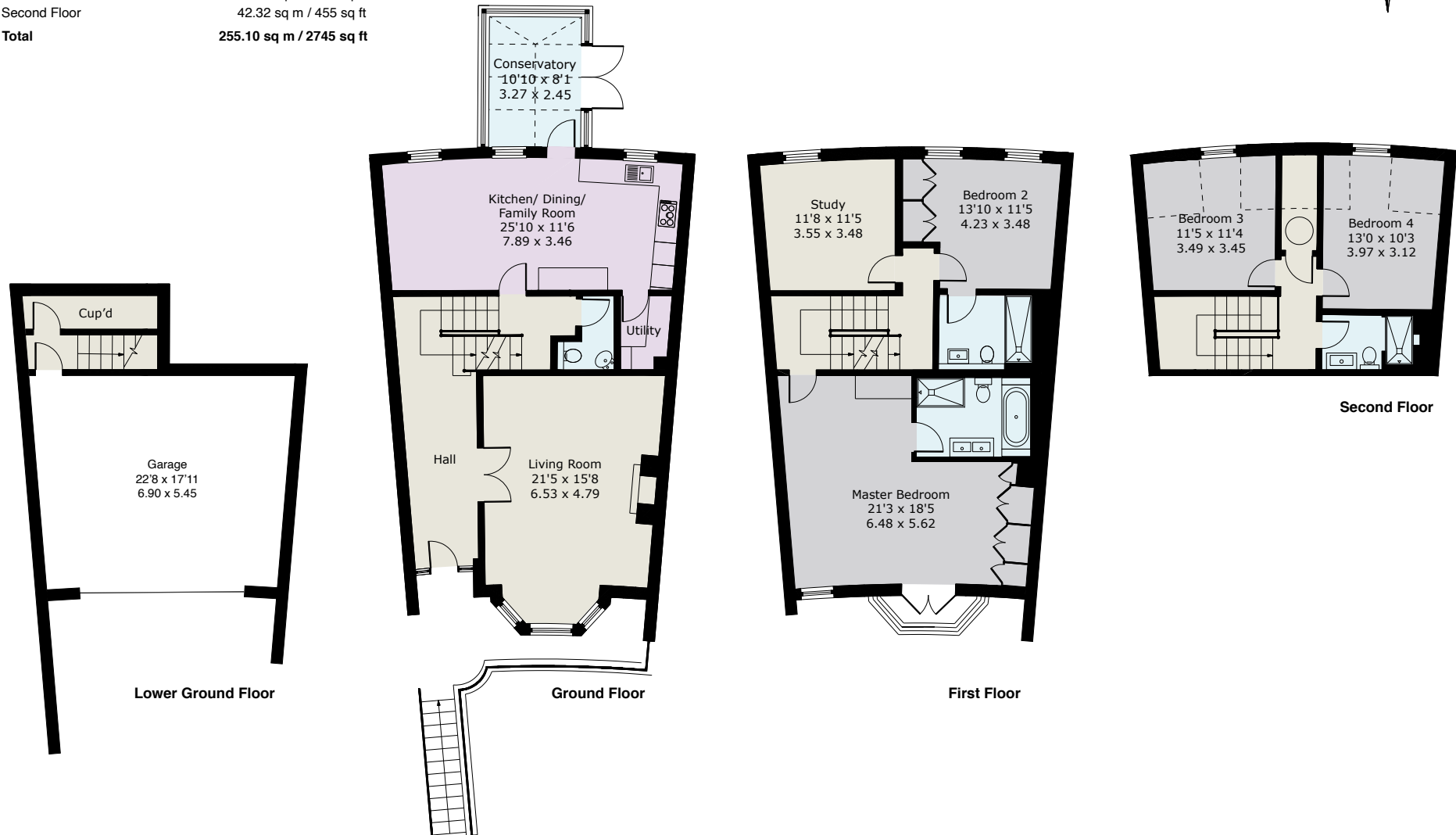
Directions

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	44.15 sq m / 475 sq ft
Ground Floor	89.59 sq m / 964 sq ft
First Floor	79.04 sq m / 851 sq ft
Second Floor	42.32 sq m / 455 sq ft
Total	255.10 sq m / 2745 sq ft



EPC: C70.
All Mains Services.

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: 20SLB012503243 HPI ©2024 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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