



6 CROWN ROAD
VIRGINIA WATER

BUCKINGHAMS



6 Crown Road

Virginia Water • Surrey • GU25 4HT

£765,000

Freehold

A three bedroom semi-detached family home which has been extended to the ground floor to provide spacious & adaptable accommodation, enjoying a private situation & very large garden overlooking woodland.

- ATTRACTIVE EXTENDED FAMILY HOME
- FOUR RECEPTION ROOMS
- REAR GARDEN EXTENDING TO 34M (111 FEET) APPROX
- MAINS GAS, ELECTRICITY, WATER & DRAINAGE
- THREE BEDROOMS
- PRIVATE, TUCKED AWAY POSITION
- WOODLAND VIEWS TO THE REAR
- COUNCIL TAX BAND F

RECEPTION HALL • CLOAKROOM • SITTING ROOM • LIVING ROOM • DINING ROOM • CONSERVATORY • KITCHEN • UTILITY ROOM • THREE BEDROOMS • FAMILY BATHROOM • DRIVEWAY PARKING FOR THREE CARS • SINGLE GARAGE • LARGE REAR GARDEN

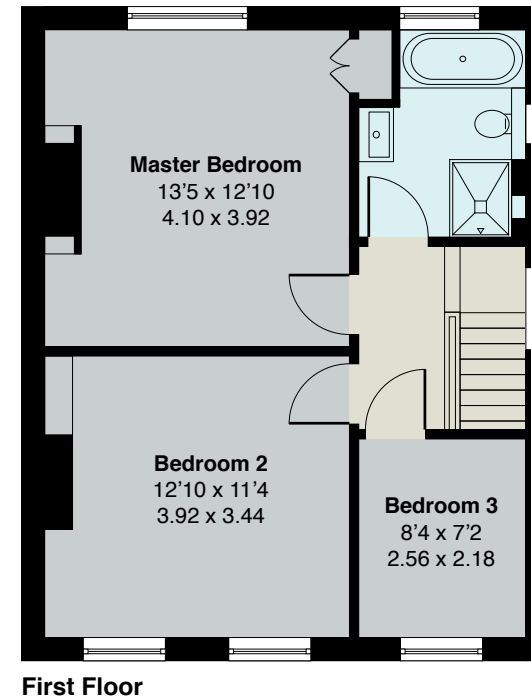
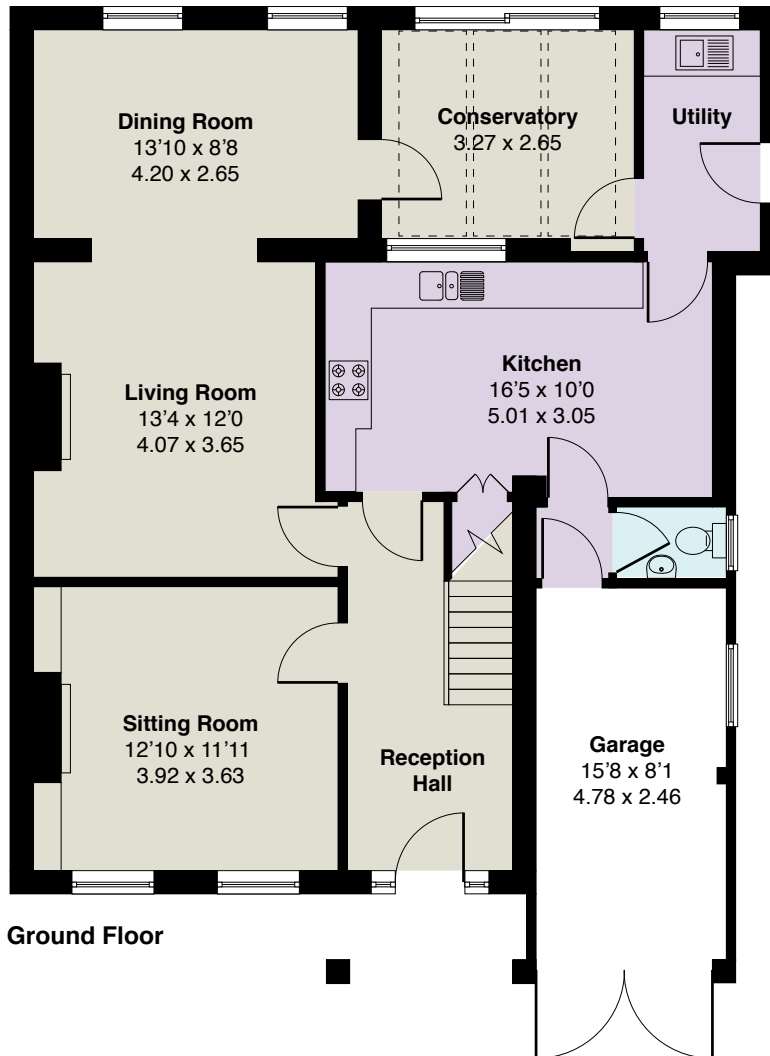
Description

6 Crown Road has been extended to the ground floor to provide four reception rooms, giving the property a great deal of adaptability for varying family needs; the property is set behind a large hedge giving it a great deal of privacy to the front, which is mirrored to the rear with a very large garden backing onto mature woodland giving a rural feel. The property is conveniently located close to the King George V recreation ground, a short walk from Trumps Green shopping parade and within a mile of village centre shops & rail station.

Directions

From our offices on Station Approach, Virginia Water, turn left onto Christchurch Road and at the roundabout take the first exit onto Wellington Avenue. After approximately two thirds of a mile turn left into Crown Road. The driveway entrance leading to no.6 will be found on the left hand side in front of no.10.

Approximate Gross Internal Floor Area :
 Ground Floor 100.74 sq m / 1084 sq ft
 First Floor 48.61 sq m / 523 sq ft
Total 149.35 sq m / 1607 sq ft



EPC: D63.

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: 25TAB012909233 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.



BUCKINGHAMS