

Waterfords  
Residential Sales & Lettings



Wellington Avenue, Virginia Water, GU25 4HU

£1,000,000

# Wellington Avenue, Virginia Water, GU25 4HU

A most attractive semi detached cottage style home that has enjoyed much improvement by its current owners.

Deceptive in appearance from the front, this bright and spacious family home is carefully laid out over three floors and features four double bedrooms, four bathrooms and spacious living accommodation. A most noteworthy feature of this comfortable property is the exceptional fitted kitchen with many integrated appliances. Adjacent to the kitchen area are dining and sitting areas.

The whole benefitting from bi fold doors that open onto its attractive rear garden.

The rear garden offers a bright aspect with terraced patio area and steps down to a bordered lawn that is fully enclosed by fencing and has a rear access gate to parkland. A side access gate leads to the front of the property where there is a loose stone driveway with parking space enough for three cars.

From our offices in Chobham proceed in the direction of Sunningdale. At the junction with the London Rd turn right and follow passing through Wentworth and at the traffic lights immediately turn right to Virginia Water. At the roundabout turn right onto Wellington Avenue following until the property can be found on your left hand side.



# Floor Plan

## Portnall Cottage, Wellington Avenue, Virginia Water, GU25

Approximate Area = 1950 sq ft / 181.1 sq m

Limited Use Area(s) = 58 sq ft / 5.3 sq m

Total = 2008 sq ft / 186.5 sq m

For identification only - Not to scale



**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Waterfords. REF: 839032



### Features

- Three storey family home
- Four double bedrooms
- Four bathrooms
- Spacious Kitchen / Dining / Family Room
- Separate lounge
- Off road parking for 3 cars
- Attractive rear garden backing onto Parkland
- Double glazed windows and external doors
- Gas fired central heating system
- Runnymede Borough Council tax band = D

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Tenure - Freehold Council Tax Band - D

