



47 Trumps Green Avenue,

Virginia Water, Surrey. GU25 4EP.



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*A modern and high specification
four-bedroom family home situated
on a quiet road in Virginia Water.*

- ◇ Superb modern home with 40ft kitchen / breakfast / sitting area
- ◇ Four bedrooms with three luxury bathrooms
- ◇ Sliding doors leading to the south facing terrace and gardens
- ◇ Modern kitchen with island and integrated appliances
- ◇ Kitchen with integrated appliances and views of the garden
- ◇ Solar panels and air conditioning in master bedroom
- ◇ Underfloor heating throughout
- ◇ Formal reception and study
- ◇ Modern staircase with plentiful light
- ◇ Single garage and driveway parking
- ◇ Located on a quiet no through road

Situation

Situated close to the picturesque shopping parades of Virginia Water, with its excellent shops for day-to-day needs, restaurants, and mainline railway station. Fast services of trains to Waterloo in 42 minutes are within a short distance. For the weekly household shop there is an excellent Waitrose in Sunningdale and Egham, and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just 3.5 miles away giving access to London, Heathrow, and the motorway network.

Other than the world-renowned Wentworth Club, country clubs around the area such as Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake which leads up to the Polo at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a huge choice of private prep schools, as well as two international schools, ACS in Egham and TAS IS in Thorpe.

Fixtures and Fittings

Carpets, curtains, and light fittings available by separate negotiation.

Services

The property has mains gas, electricity, water, and mains drainage.

Local Authority

Runnymede Borough Council – 01932 828383

Energy Rating

B89

Tenure

Freehold

Council Tax Band

Band E

Service Charge

N/A





Trumpsgreen Avenue, Virginia Water, GU25

Approximate Area = 2578 sq ft / 239.4 sq m (includes garage)

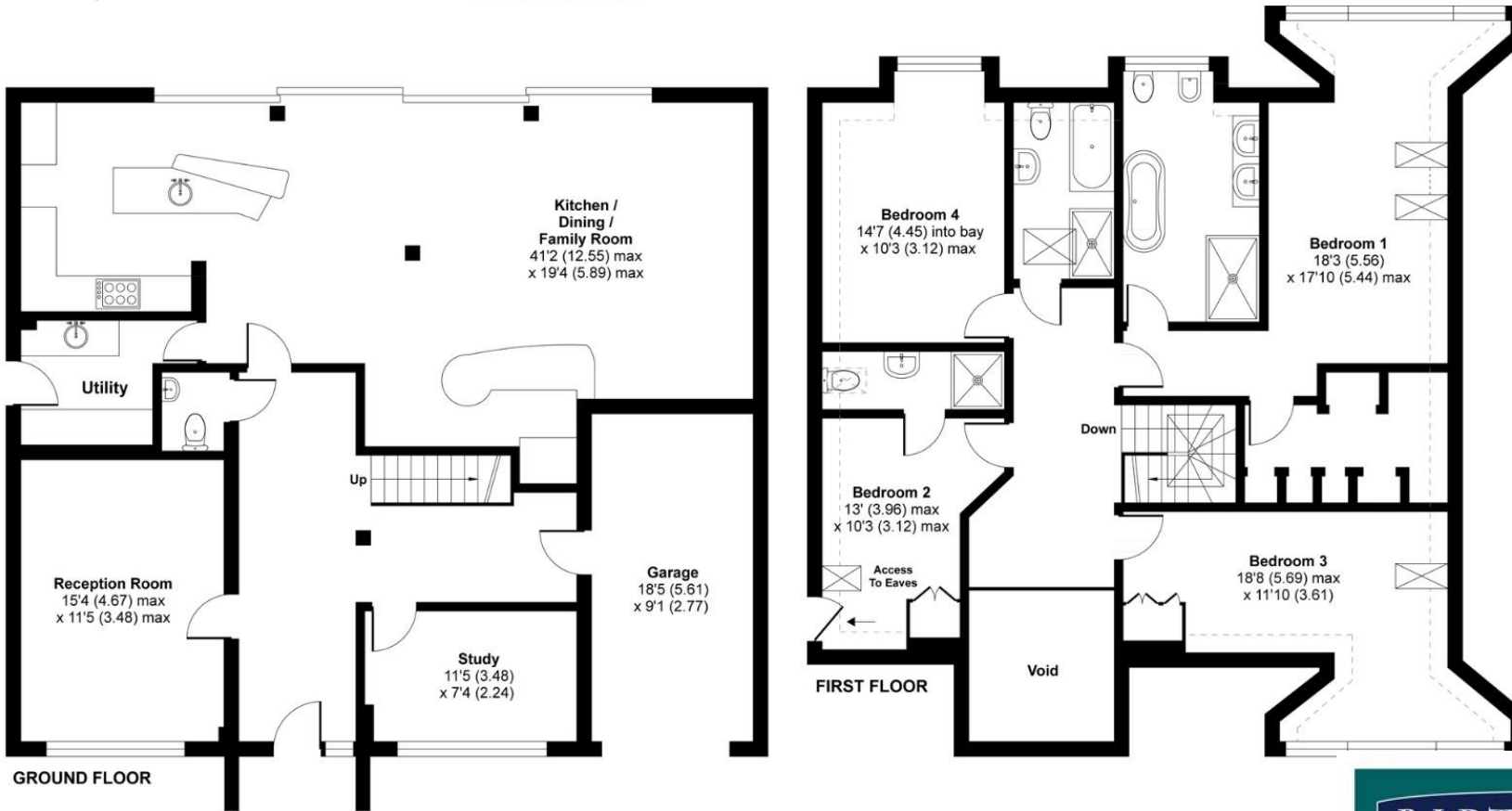
Limited Use Area(s) = 113 sq ft / 10.4 sq m

Total = 2691 sq ft / 249.9 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B		89	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
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