



Trotsworth Avenue,

Virginia Water, Surrey, GU25 4AN

BARTON · WYATT

Trotsworth Avenue

Virginia Water, Surrey, GU25 4AN.

A charming bungalow with scope for improvement, on a quiet road set behind the barriers of the famous Wentworth Estate.

- ◇ Three-bedroom bungalow
- ◇ Prestigious location
- ◇ Double reception room
- ◇ Two bathrooms
- ◇ Driveway parking
- ◇ 120ft South-East facing garden
- ◇ Conveniently located for the shops and station
- ◇ Scope for development (STPP)
- ◇ Various outbuildings and carport
- ◇ Set behind Wentworth Estate barriers

Situation

Trotsworth Avenue is situated in the heart of Virginia Water, in a highly convenient location just a short walk from the shopping parades of Virginia Water Village with its excellent range of day to day shops, restaurants and mainline railway station, with a fast service of trains to London Waterloo in approximately 42 minutes.

Sunningdale centre is also relatively close by (approximately 3 miles) with its Waitrose supermarket and mainline railway station. For more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand.

Junction 13 of the M25 is just 4 miles away, giving access to London, Heathrow, and the motorway network.

Other than the world-renowned Wentworth Golf Course, country clubs abound in the area, such as Sunningdale, Foxhills, Queenwood and the Royal Berkshire. Delightful walks can be enjoyed over Chobham Common, the local golf courses and around Virginia Water Lake, which leads up to the Polo at Smiths Lawn, Savill Gardens and Windsor Great Park beyond.

The area is also very well catered for by a wide choice of well-regarded state schools and prep schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.

Fixtures and Fittings

Carpets and appliances included in the sale price.

Services

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

Local Authority

Runnymede Borough Council – 01932 838383

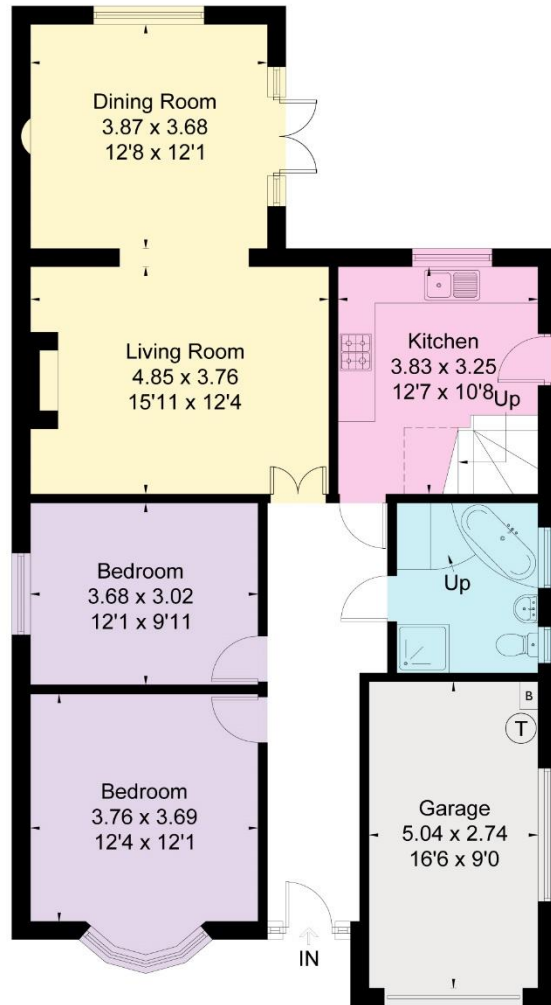
Energy Rating

E52

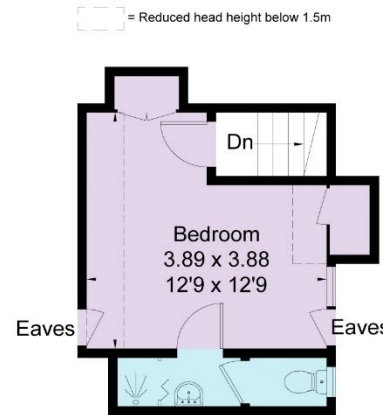




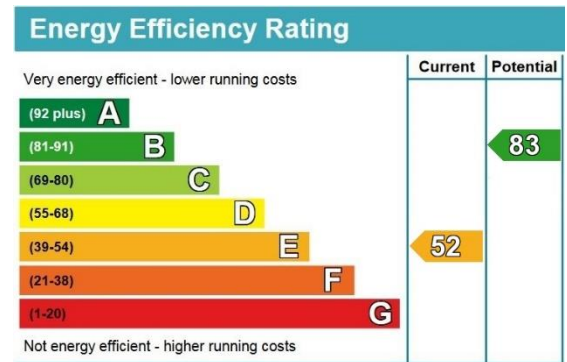
Approximate Floor Area = 113.5 sq m / 1222 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 127.4 sq m / 1372 sq ft



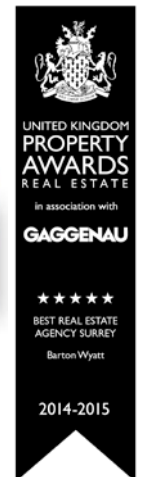
Ground Floor



First Floor



The Estate Office, 2 Station Approach,
 Virginia Water, Surrey, GU25 4DL
 Tel: 01344 843000
 Email: homes@bartonwyatt.co.uk
 www.bartonwyatt.co.uk



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63299

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