



Pinel Close

Virginia Park, Surrey, GU25 4SP

BARTON · WYATT

Pinel Close,

Virginia Park, Surrey, GU25 4SP.

A well-presented, four-bedroom town house in a quiet location within the ever-popular gated development of Virginia Park

- ◇ Four-bedroom Townhouse
- ◇ Quiet location
- ◇ Eat in kitchen / dining room
- ◇ Communal facilities including indoor pool and gym
- ◇ Gated development with 24hr security
- ◇ Lounge with feature fireplace
- ◇ Good views and pretty garden
- ◇ Conservatory
- ◇ Double Garage
- ◇ Offered with no onward chain

Situation

Virginia Park is situated in an ultra-convenient position only a short-levelled walk from the picturesque shopping parade of Virginia Water with its excellent shops for day-to-day needs, restaurants, and mainline railway station with a fast service of trains to Waterloo in approximately 42 minutes. There is an excellent Waitrose in Sunningdale, and, for more extensive shopping facilities, the towns of Windsor, Staines, 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 are abounding in 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 fields at Smiths Lawn and is 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 TASIS in Thorpe.

Fixtures and Fittings

Carpets, curtains and light fittings available by separate negotiation.

Services

The property has mains gas, water, and electricity.

Service Charge

There is an annual service charge of £4,940.40

Local Authority

Runnymede Borough Council – 01932 828383

Energy Rating

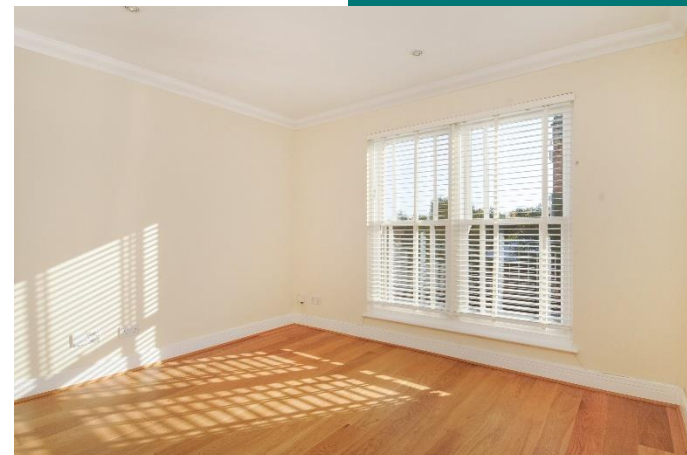
C70

Tenure

Freehold

Council Tax

Band G



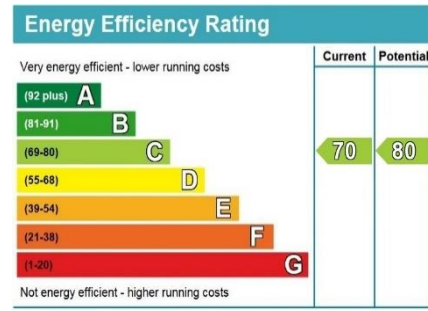




Pinel Close, Virginia Water

Approximate Gross Internal Area
 195.0 sq m / 2099 sq ft (Including Garage)
 Store = 1.8 sq m / 19 sq ft
 Total = 196.8 sq m / 2118 sq ft

Floorplan © 2016
 0845 6344080 Ref: 177966
 This plan is for layout guidance only.
 Drawn in accordance with
 RICS guidelines. Not drawn to
 scale, unless stated. Windows &
 door openings are approximate.
 Whilst every care is taken in the
 preparation of this plan, please check
 all dimensions, shapes & compass
 bearings before making any
 decisions reliant upon them.



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