



Connolly Court,
Virginia Park, Surrey



A two-storey Virginia Park mews style property, benefitting from recent refurbishment and a larger than average garden.

**3 Connolly Court, Holloway Drive,
Virginia Park, Virginia Water
GU25 4SR**

- ◆ 3-bedroom refurbished property ◆ 3-bathrooms
 - ◆ Large open plan lounge / dining room
 - ◆ Private location
 - ◆ 24hrs security
- ◆ Generous Garden ◆ Modern luxury kitchen with high specification ◆ Study with views of the garden
 - ◆ Garage and parking
- ◆ Communal leisure facilities including, pool, gym & tennis court.

Situation

Virginia Park is situated in an ultra-convenient position only a short 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 47 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.



Additional Information

Postcode: GU25 4SR

Tenure: Freehold

Council Tax Band: G

Local Authority: Runnymede Borough Council

Service Charge: £4940.40 per annum.

Services: The property has mains electricity, gas, water, and drainage services.

Fixtures and Fittings: All Carpets, blinds and integrated appliances are included in the sale price.

Viewing: Strictly by appointment with

Barton Wyatt:

homes@bartonwyatt.co.uk

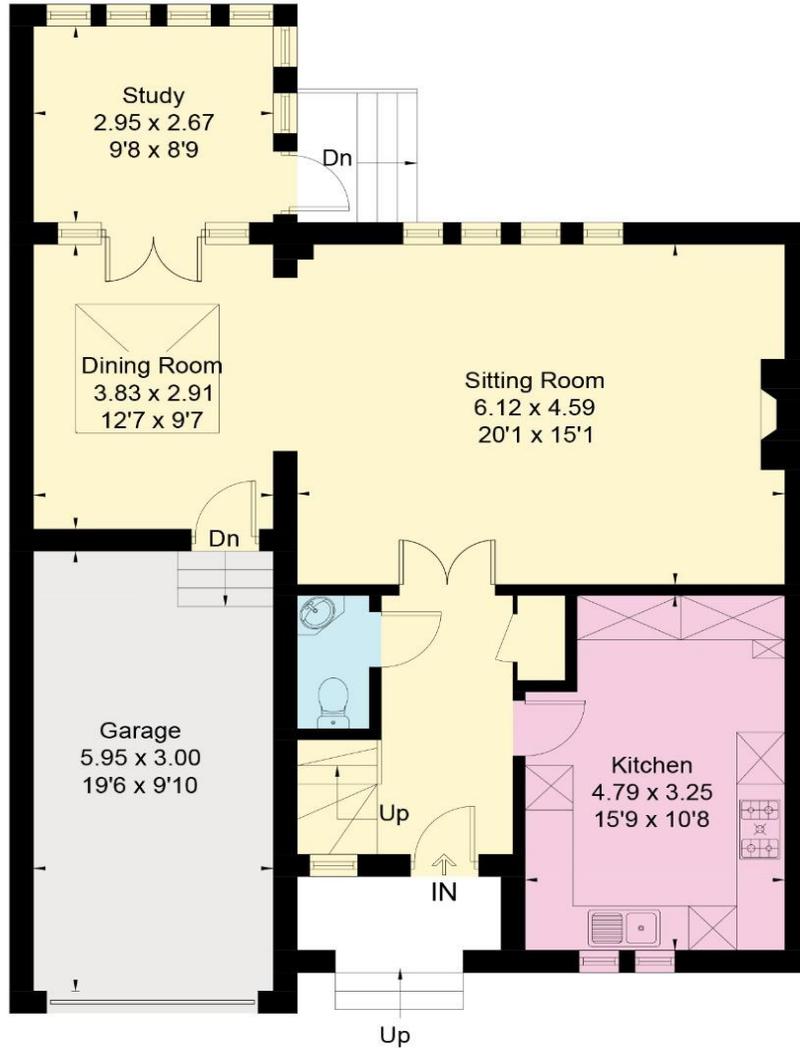
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Energy Performance:

A copy of the full Energy Performance Certificate is available upon request.



Approximate Floor Area = 177.9 sq m / 1915 sq ft (Including Garage)



Ground Floor



First Floor



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 #76664



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The Estate Office, 2 Station Approach, Virginia Water, Surrey, GU25 4DL

01344 843000

homes@bartonwyatt.co.uk

bartonwyatt.co.uk