



Monks Road,
Virginia Water, GU25



A charming bungalow requiring full modernization, situated on the private Wentworth Estate.

- ◆ Two-bedroom bungalow
 - ◆ Double garage
- ◆ Superb Wentworth location
 - ◆ In need of refurbishment
 - ◆ Mature private gardens
 - ◆ Freehold
- ◆ Close to the shops and amenities of Virginia Water
 - ◆ Gated private road
 - ◆ No onward chain
- ◆ Sale subject to probate being granted

Situation

The Wentworth Golf Club and the picturesque shopping parades 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 42 minutes are within easy walking distance. For the weekly household shop there is an excellent Waitrose in Sunningdale 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 abound 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 TASIS in Thorpe.



Additional Information

Postcode: GU25 4RR

Tenure: Freehold

Council Tax Band: G

Local Authority: Runnymede Borough Council- 01932 83838

Fixtures and Fittings: all fixtures and fittings by separate negotiation

Service Charge: Wentworth Annual Estate Charge Payable

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

Viewing: Strictly by appointment with Barton Wyatt:

homes@bartonwyatt.co.uk
01344 843000

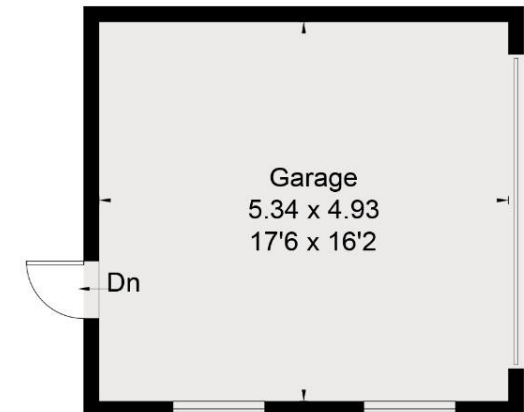
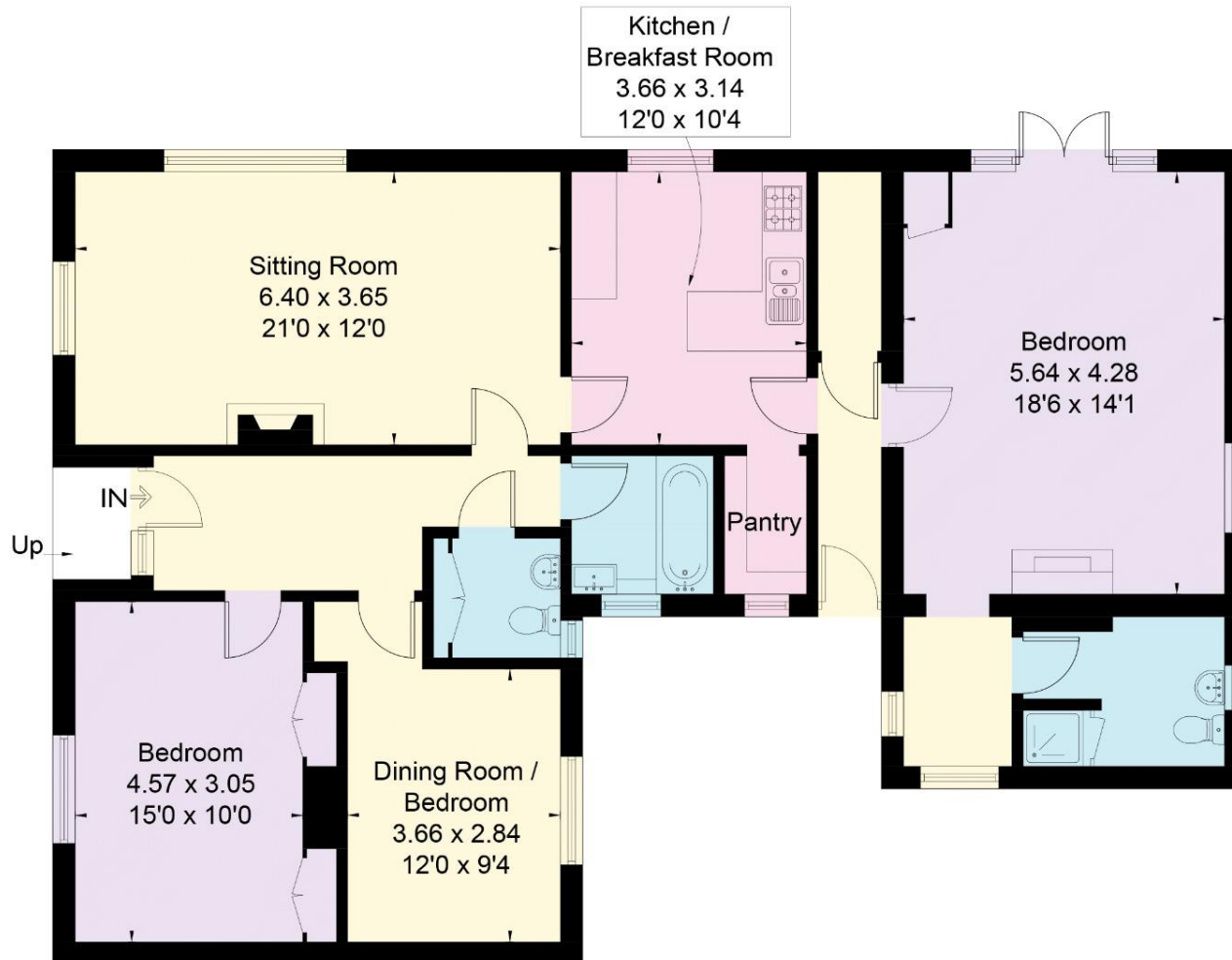
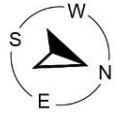
Energy Performance: F

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		73
55-68 D		
49-54 E		
45-48 F	33	
1-44 G		
Not energy efficient - higher running costs		



Approximate Floor Area = 125.2 sq m / 1348 sq ft
Garage = 26.5 sq m / 285 sq ft
Total = 151.7 sq m / 1633 sq ft



(Not Shown In Actual Location / Orientation)



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 #77586



BARTON · WYATT

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