



Harpesford Avenue,  
Virginia Water



A well-presented 4-bedroom  
Virginia Water home  
benefitting from open-plan  
kitchen /living and air  
conditioning.

### 5 Harpesford Avenue, Virginia Water GU25 4RA

- ◆ 4 bedrooms
- ◆ Modern kitchen with breakfast bar & integrated appliances
- ◆ Air conditioning
- ◆ 2 bathrooms
- ◆ West facing landscaped garden
  - ◆ Virginia Water location
- ◆ Lounge with doors to the garden
  - ◆ Generous driveway parking

### Situation

Virginia Water has excellent shops for day-to-day needs, restaurants and a mainline railway station with a fast service to Waterloo in 42 minutes. 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 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 at Smiths Lawn, adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also very well catered for by a wide choice of private schools, as well as two international schools, ACS in Egham and TASIS in Thorpe.



# Additional Information

**Postcode:** GU25 4RA

**Tenure:** Freehold

**Council Tax Band:** F

**Local Authority:** Runnymede Borough Council

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

**Fixtures and Fittings:** All Carpets and appliances included in the sale price

**Viewing: Strictly by appointment with**

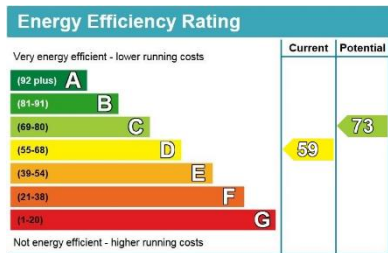
**Barton Wyatt:**

homes@bartonwyatt.co.uk

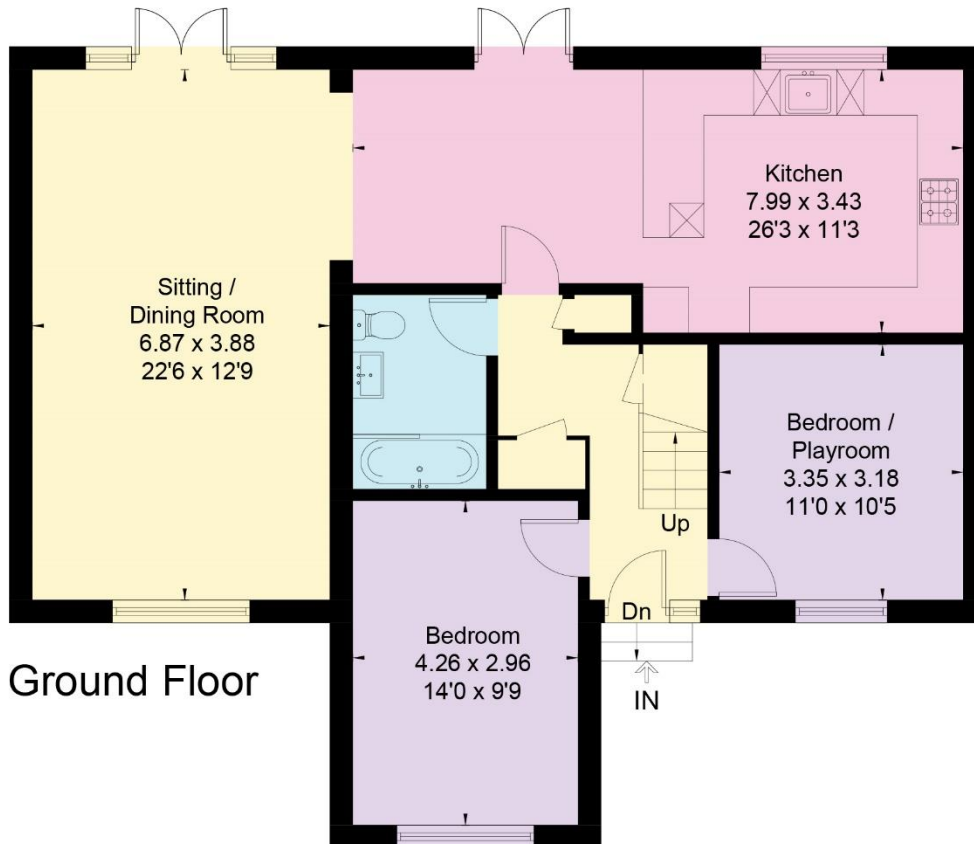
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## Energy Performance:

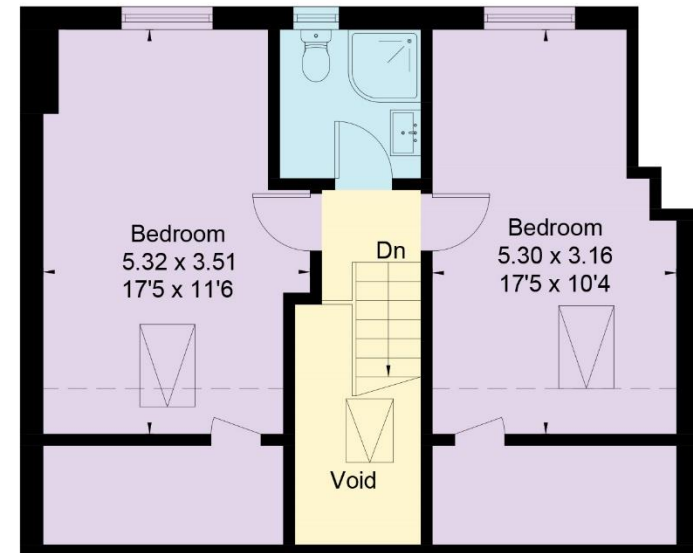
A copy of the full Energy Performance Certificate is available upon request.



Approximate Floor Area = 141.6 sq m / 1524 sq ft



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 #79940



# BARTON · WYATT

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