



43 Harpesford Avenue,
Virginia Water, GU25 RA

B
V.W

A charming semi-detached bungalow with a pretty garden in a desirable location within Virginia Water.

43 Harpesford Avenue, Virginia Water GU25 4RA

- ♦ Two bedrooms semi detached bungalow
- ♦ Formal lounge with doors to the garden
- ♦ Fitted kitchen with room for a breakfast table
- ♦ Family bathroom with walk in shower
- ♦ South-west facing garden
- ♦ No onward chain
- ♦ Garage and driveway parking

Situation

Situated a short distance from the picturesque shopping parade of Virginia Water with its excellent shops for day-to-day needs, restaurants and a mainline railway station with a fast service of trains to Waterloo in 42 minutes. For the weekly household shop, 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 4RA

Tenure: Freehold

Council Tax Band: E

Local Authority: Runnymede Borough Council

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

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

Viewing: Strictly by appointment with

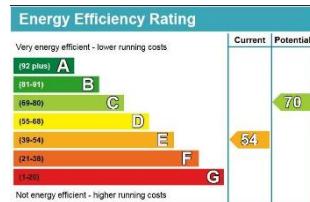
Barton Wyatt:

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Energy Performance:

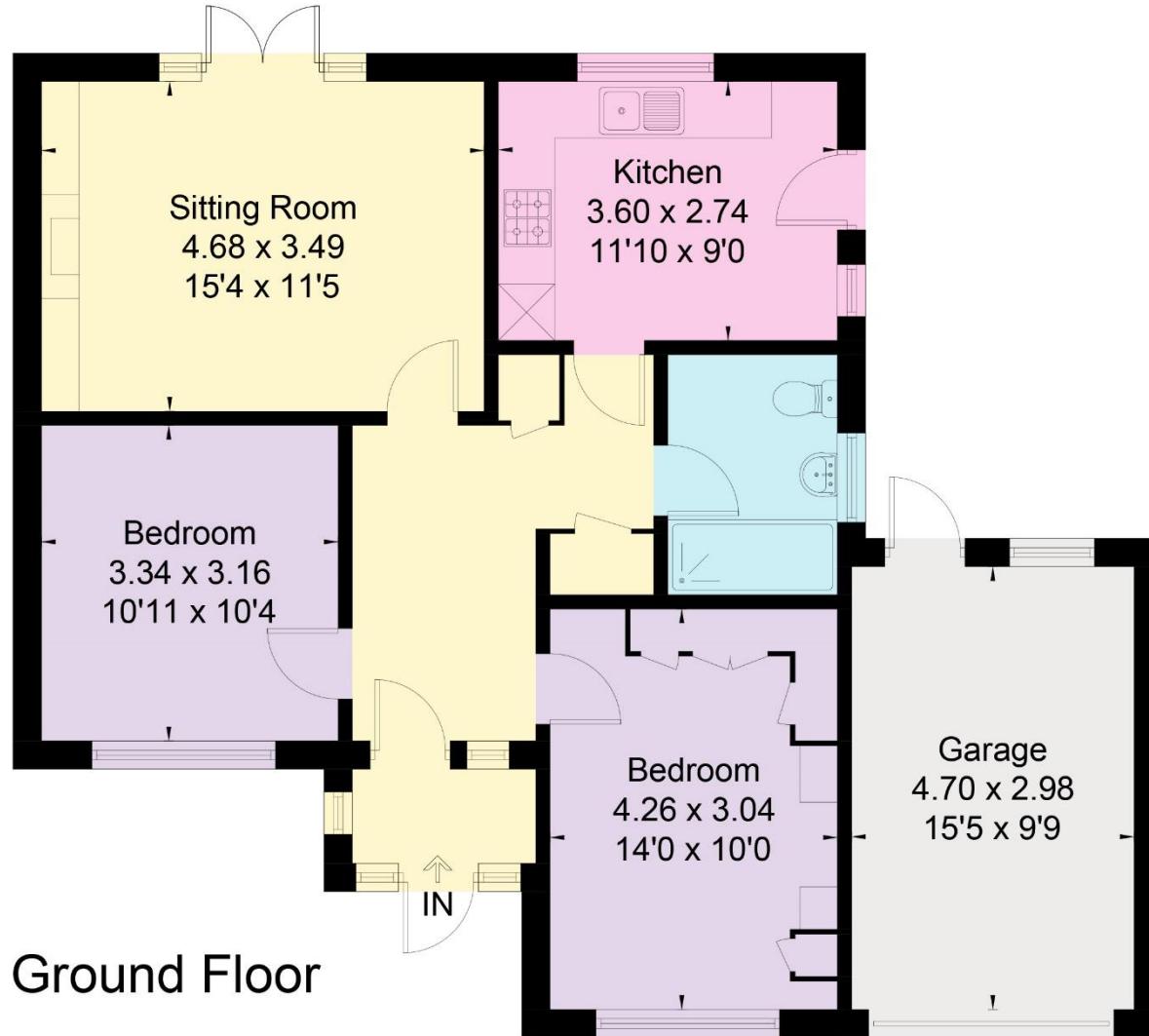
A copy of the full Energy Performance Certificate is available upon request.



Approximate Floor Area = 70.9 sq m / 763 sq ft

Garage = 14.2 sq m / 153 sq ft

Total = 85.1 sq m / 916 sq ft



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 #99760



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