



BRETTON
VIRGINIA WATER

BUCKINGHAMS



Bretton

Luddington Avenue • Virginia Water • Surrey • GU25 4DF

£1,125,000

Freehold

A unique detached family home offering superb living accommodation & very private rear garden on a plot of approximately a quarter of an acre.

- INDIVIDUAL DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS, MASTER EN SUITE
- LARGE DRIVEWAY WITH AMPLE PARKING
- LONDON WATERLOO FROM 43 MINS
- EXCELLENT OPEN PLAN KITCHEN/FAMILY SPACE
- PRIVATE GARDENS, PLOT MEASURING 0.23 ACRES
- VIRGINIA WATER SHOPS & RAIL STATION 1 MILE APPROX
- COUNCIL TAX BAND G, ALL MAINS SERVICES

RECEPTION HALL • CLOAKROOM • LARGE SITTING ROOM • OPEN PLAN KITCHEN/DINING/FAMILY ROOM • STUDY • UTILITY ROOM/GYM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATH & SHOWER ROOM • DRIVEWAY PROVIDING AMPLE PARKING FOR SEVERAL VEHICLES • LARGE PRIVATE REAR GARDEN

Description

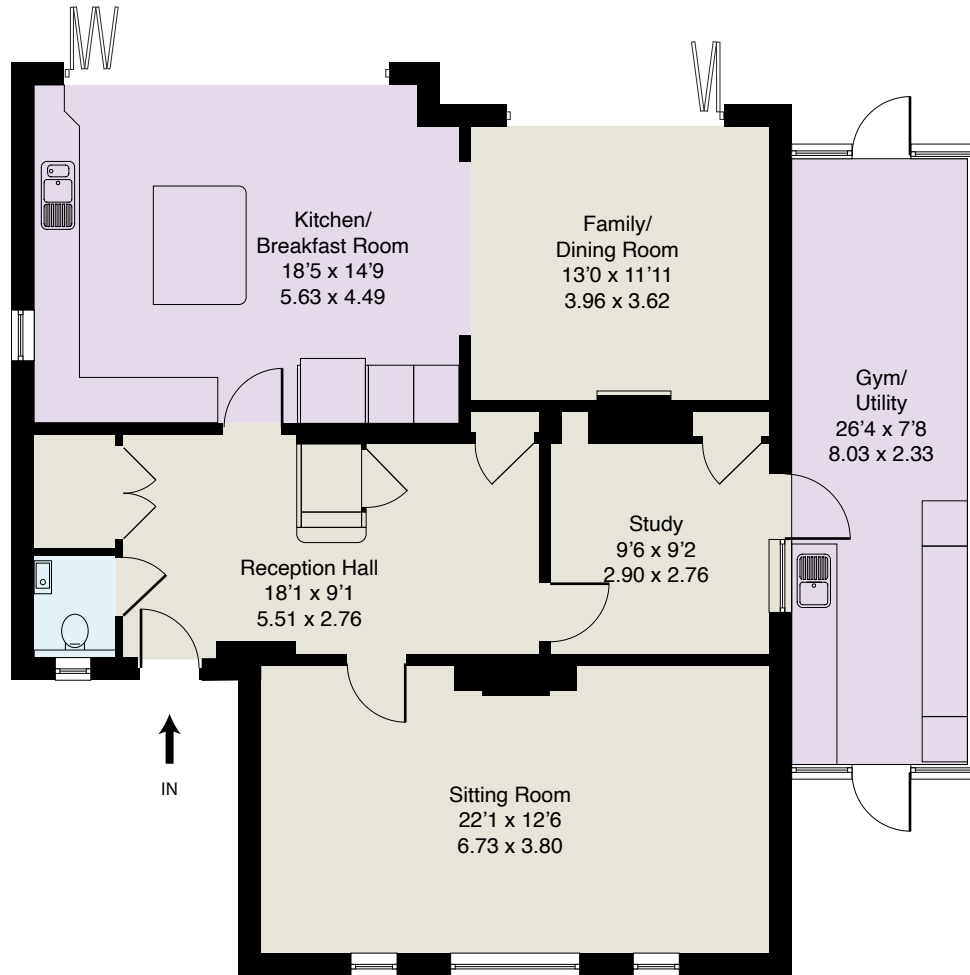
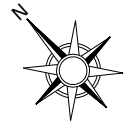
Bretton is a well planned family home; offering three spacious double bedrooms to the first floor, a very generously proportioned sitting room and a superb open plan kitchen/dining/family room across the full width of the rear of the house opening out onto a very private garden this is a property suited equally to both family living and entertaining.

The location is very good, being on a quiet residential road within approximately one mile of Virginia Water village centre with a range of shops & restaurants plus mainline rail station serving London Waterloo; Egham town centre, which offers a larger range of facilities including supermarkets, leisure centre & cinema is within 1.5 miles also.

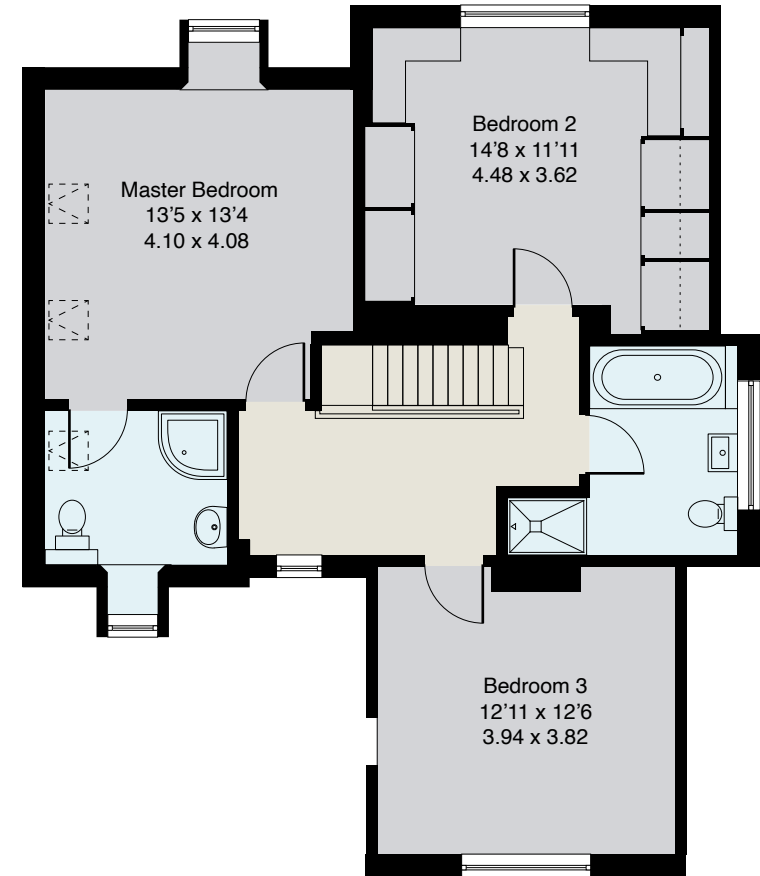
Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after passing the rail station on the right turn left at the traffic lights onto Stroude Road. Follow the road for close to 1 mile, where Luddington Avenue will be found on the left. Bretton will be found a short way along on the right hand side.

Approximate Gross Internal Floor Area :
 Ground Floor 118.35 sq m / 1274 sq ft
 First Floor 73.18 sq m / 788 sq ft
Total 191.53 sq m / 2062 sq ft



Ground Floor



First Floor

EPC- D64.

Important Notice
 These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.
 Ref: BB010106243 HPI ©2024 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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