



Trumpsgreen Road, VIRGINIA WATER, Surrey GU25 4HX

Jigsaw Estates are delighted to present to the market this well presented, bright and spacious detached family home situated in an ideal location within easy reach of a number of local amenities and green spaces.

Accommodation comprises four generous bedrooms, a large lounge/dining room, study and a re-fitted kitchen/breakfast room which opens directly into the family room with high vaulted ceilings and doors to the rear garden. Further benefits include a family bathroom, en-suite shower room to the principle bedroom, downstairs cloakroom and utility room.

One of the real selling features of the property is the outside space. The large rear garden offers a generous patio for seating and entertaining with the majority of the rest of the garden being mainly laid to lawn with mature flower and shrub borders. To the far end of the garden there are some raised beds ideal for growing your own vegetables as well as a garden shed. To the front of the property there is a driveway offering parking for a number of cars, an undercover tiled entrance porch and access to the single garage which offers light and power.

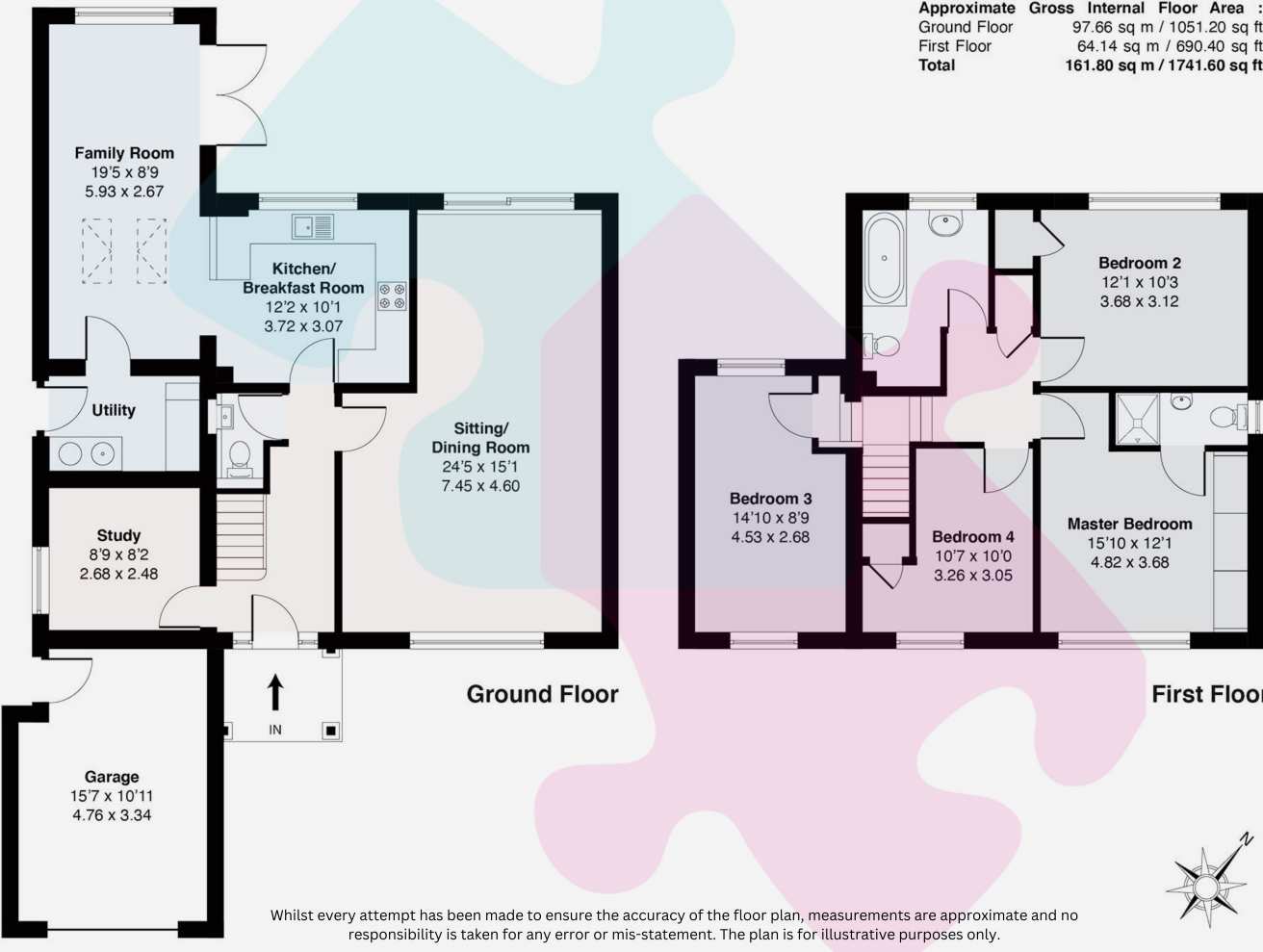
King George V Recreation Ground and tennis courts are only a short walk away and there are also a number of local shops within easy reach. Virginia Water village centre which has shops, restaurants and of course the train station, is less than a mile away making this an ideal location.

Offers in Excess of £900,000 Freehold



High Haven, Trumpsgreen Road, Virginia Water

Approximate Gross Internal Floor Area :
Ground Floor 97.66 sq m / 1051.20 sq ft
First Floor 64.14 sq m / 690.40 sq ft
Total 161.80 sq m / 1741.60 sq ft



- FOUR BEDROOMS
- RE-FITTED KITCHEN WHICH OPENS INTO FAMILY ROOM
- UTILITY & CLOAKROOM
- FANTASTIC SIZE REAR GARDEN
- CLOSE TO KING GEORGE V RECREATION GROUND
- THREE RECEPTION ROOMS
- EN-SUITE AND FAMILY BATHROOM
- GARAGE
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO TRANSPORT LINKS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

