Wingate & Withers
ESTATE AGENTS

12 The Orchard, Virginia Water, GU25 4DT

£2,100 Per Month

E.P.C Rating C

- Two Bedroom House
- Kitchen with appliances
- Downstairs Cloakroom
- Gas Central Heating
- Allocated Parking for two cars

- Conservatory
- Bathroom
- Sunny Lounge
- Double Glazed Windows

68 High Road, Byfleet, West Byfleet, Surrey, KT14 7QL
01932 483 284

info@wingateandwithers.co.uk
www.wingateandwithers.co.uk

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Two bedroom house with well designed kitchen, bathroom and conservatory. AVAILABLE NOW

2 1 2 C

Council Tax Band: E

Storm Porch
Lovely fresh entrance to the property with a welcome light and practical storage cupboard.

Entrance Hallway
Modern wooden floor with white double glazed UPVC front door, under stairs storage, radiator and smoke alarm. Neutrally decorated which makes the entrance light and bright and provides a modern atmosphere.

Downstairs Cloakroom
White panelled door that leads off the hallway entering this large downstairs toilet. Modern tiled floor with radiator, matching white toilet and hand basin, chrome heated towel rail, extractor fan and fuse box.

Kitchen
Well designed modern kitchen offering ample cupboards with matching white eye and base units. Stainless steel sink with chrome mixer taps, gas hob with extractor fan electric oven, dishwasher, large fridge/freezer and washing machine. Large pantry cupboard, part tiled walls and modern floor tiles, ample double electrical sockets, radiator and large double glazed window over looking the entrance to this beautiful house.

Living Room
13'7" x 13'4"
Relaxing modern lounge with solid oak flooring, this contemporary lounge benefits from being painted in neutral colours and offers large double glazed doors leading onto the conservatory.

Conservatory
9'10" x 9'4"
The seamless contemporary feel flows naturally through to this well designed conservatory with the solid oak flooring. The conservatory benefits from a large radiator allowing full use of the conservatory all year round.

Stairs to first floor
Neutrally decorated staircase with carpet to the upstairs landing which has the solid oak floor leading to the bedrooms, bathroom and large airing cupboard.

Master Bedroom
11'2" x 9'3"
Light and sunny master bedroom, with a large double glazed window providing fantastic views of the rear garden. Built in double wardrobes, radiator, solid oak flooring and ample double sockets.

Bedroom Two
13'7" x 10'0"
This beautiful room offers two double glazed windows providing an abundance of natural light, solid oak floor, and built-in wardrobes, it also benefits from a storage cupboard and modern spot lights.

Bathroom
Modern white bathroom suite comprising of a white panelled bath with mira shower, low flush toilet, white basin on a pedestal with chrome mixer taps and tiled splash back, partly tiled walls, radiator and a modern antimist vanity cupboard, spot lights and extractor fan.

Private Garden
Mostly laid to lawn with patio area to enjoy the summer evening barbeques. Storage shed and rear gate.

Directions

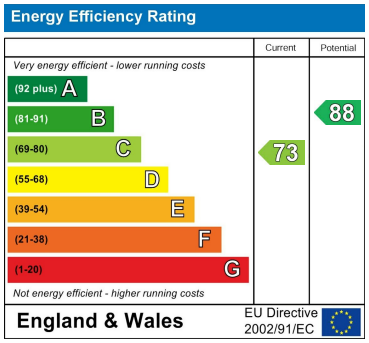
Virginia Water Station, Station Approach, Virginia Water GU25 4AA. Exit the parking lot toward Station Parade. Turn left onto Station Parade. Turn right to stay on Station Parade. Turn right onto Christchurch Rd/B389. Continue to follow B389. The Orchard. Virginia Water GU25 4DT.

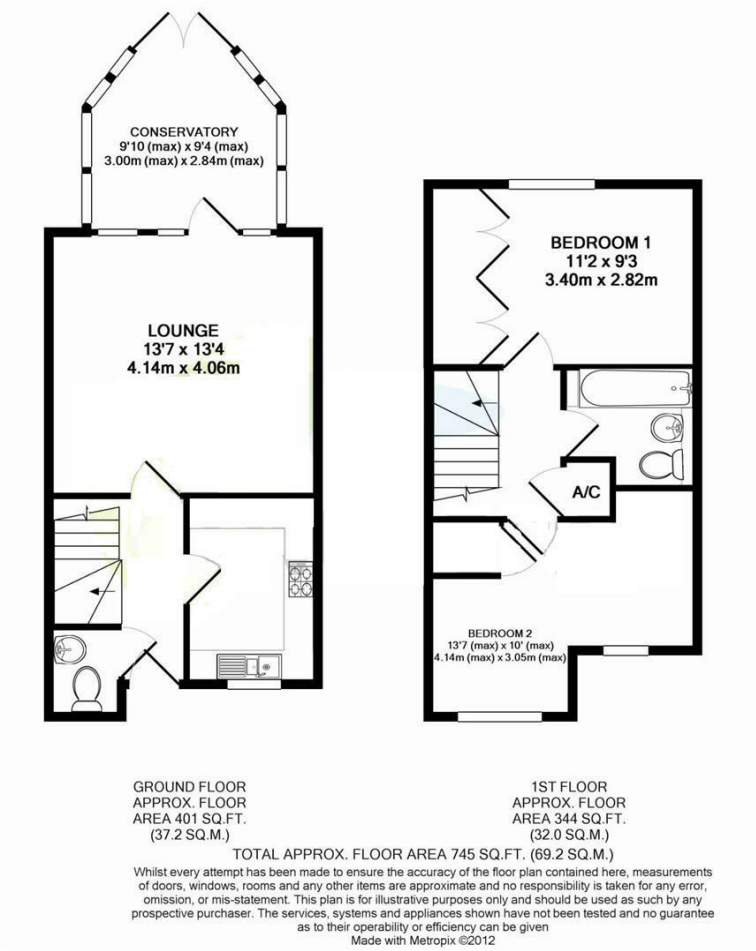
Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

C





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