





12 THE ORCHARD

VIRGINIA WATER, GU25 4DT

£465,000

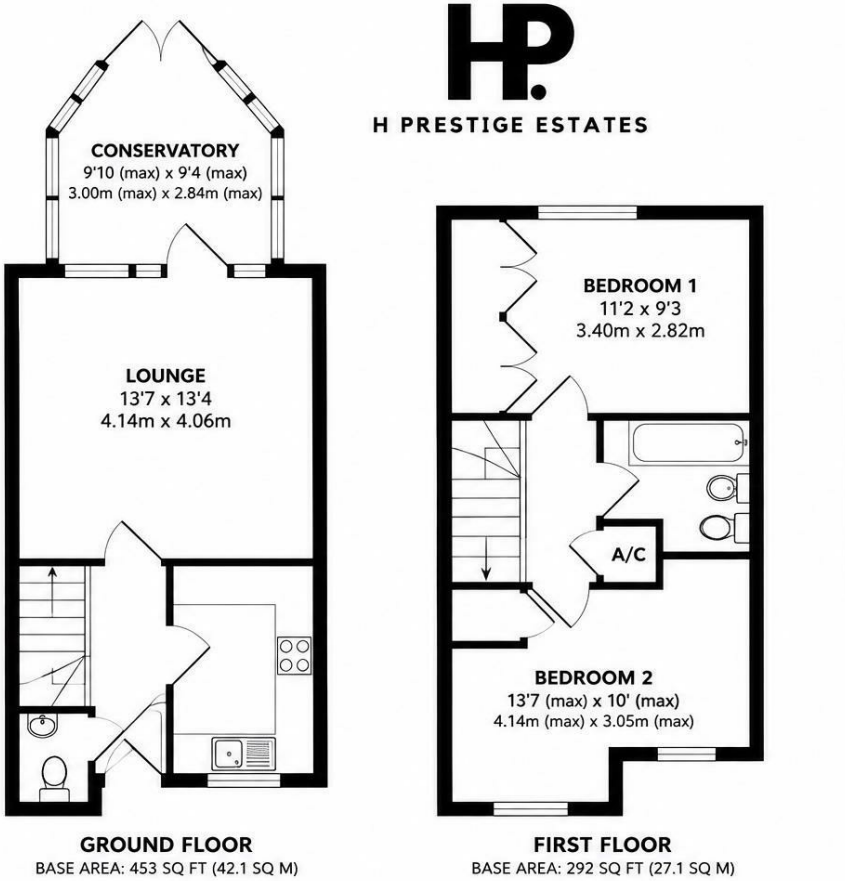
FREEHOLD

Situated within a pleasant residential setting in the heart of Virginia Water, this well-presented two-bedroom home offers bright, thoughtfully arranged accommodation, conveniently positioned for local amenities and transport links.

The ground floor comprises a welcoming entrance hallway, a modern fitted kitchen with a range of integrated appliances, a downstairs cloakroom and a spacious living room featuring solid oak flooring. Double doors lead through to the conservatory, providing additional living space with views towards the rear garden.

Upstairs, the property benefits from two generously proportioned bedrooms, both with fitted wardrobes, alongside a contemporary family bathroom.

H PRESTIGE ESTATES



H PRESTIGE ESTATES

APPROX. GROSS
INTERNAL FLOOR AREA

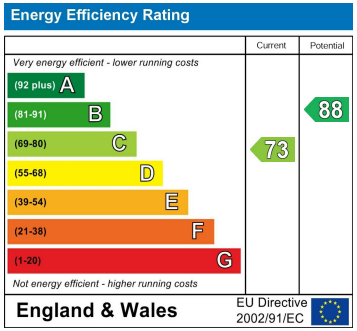
745 SQ FT

(69.2 SQ M)

N

ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. MEASUREMENTS ARE APPROXIMATE.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

H Prestige Estates Ascot
23 Brockenhurst Road
Ascot
Berkshire
SL5 9DJ

01344 283300
info@hprestige.co.uk
www.hprestige.co.uk

H PRESTIGE ESTATES