



VICKERS CLOSE
LONGCROSS, SURREY

JACKSON-STOPS 

9 VICKERS CLOSE, LONGCROSS, SURREY KT16 0BZ

Guide Price £975,000

A PARTICULARLY IMPRESSIVE AND HIGH SPECIFICATION DETACHED MODERN HOUSE SITUATED IN THE SOUGHT AFTER LONGCROSS DEVELOPMENT.

MILEAGES AND JOURNEY TIMES (approx.)

Longcross Station 0.3 miles (London Waterloo 50 mins)

Woking Station 6.9 miles (London Waterloo 24mins)

Woking Town Centre 6.5 miles

Foxhills Country Club 3.4 miles

Heathrow Airport 11.9 miles

Central London 26.8 miles

MAIN ACCOMMODATION

Large Reception Room / Kitchen

Additional Reception Room

Principal Bedroom with En-Suite

Three further Bedrooms

Two further Bathrooms

Utility Room

WC

GARDENS AND BUILDING

Garden

Private Parking

Garage



DESCRIPTION

An extremely well designed modern, four bedroom, detached house located at the end of the prime Longcross development.

You enter the house in the central hallway off which is a reception room to the left which leads through to a large 32ft long kitchen dining space. The kitchen is high specification with integrated appliances, breakfast bar and French doors opening to the rear garden. On the ground floor there is also a separate utility room with side access and WC.

On the first floor there are four double bedrooms and three bathrooms, with the two principle bedrooms being en-suite. The master has a balcony and fitted wardrobes.

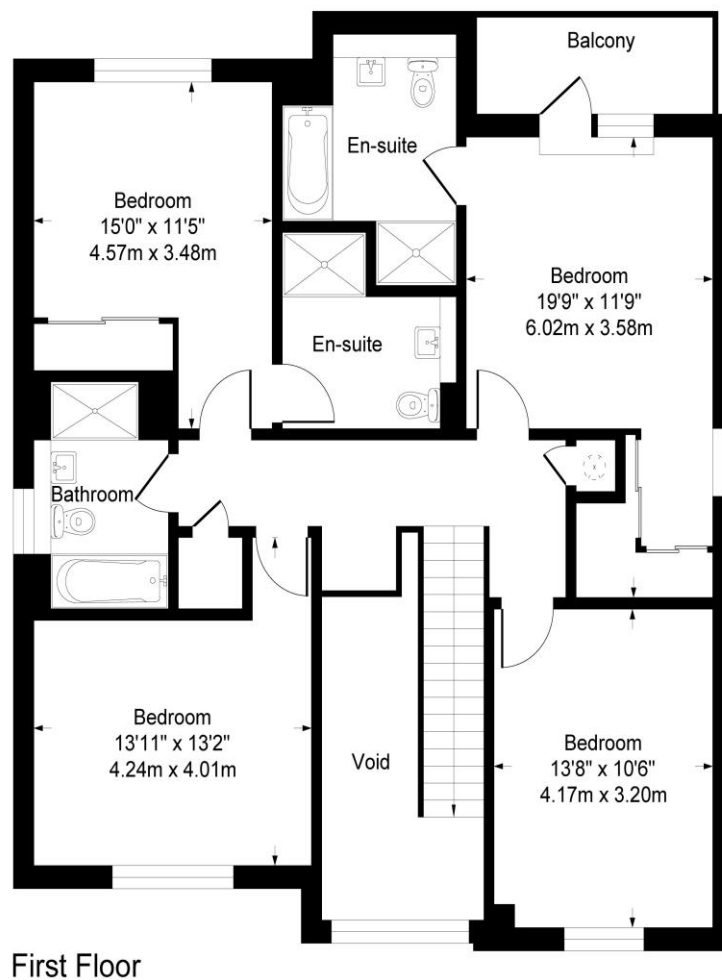
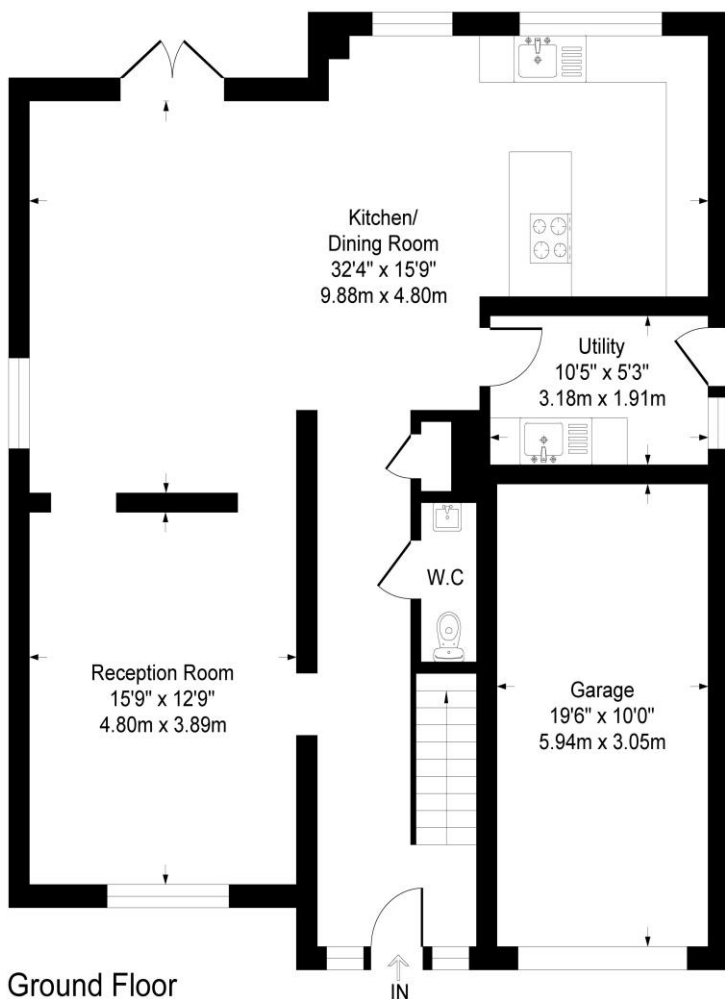
The rear garden has a south-easterly aspect mainly laid to lawn with a patio area. To the front there is a private driveway with parking for two cars, plus side access to the rear garden and garage. The house is presented to the market in immaculate condition.

The property is well situated in Longcross which is convenient for Virginia Water, Sunningdale and Chobham with many shops, restaurants and amenities. The house is within close proximity to Longcross train station (approx. 500m walk), the M3/M25 and local nature reserves for beautiful country walks.





Approximate Gross Internal Area 2178 sq ft - 202 sq m (Including Garage)



INFORMATION

Council Tax Band: G
Local Authority: Runnymede Borough Council
EPC Rating: B
Tenure: Freehold
Latitude: 51.384582
Longitude: -0.588164
What Three Words: ///sleepy.paying.judges

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

82 B 90 B

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. We have not formally measured the land area therefore any figures are to be used as an approximate guide and not relied on as an accurate plot size. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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