



**Cypress Court
Virginia Water
Surrey
GU25 4TB**

£1,100,000

bettermove

Cypress Court

Virginia Water

Bettermove are proud to present this 4 bedroom townhouse in Virginia Water.

The property benefits from double glazing, gas central heating throughout and a Combi Boiler. This property has off street parking available via a double garage. The council tax band is H.

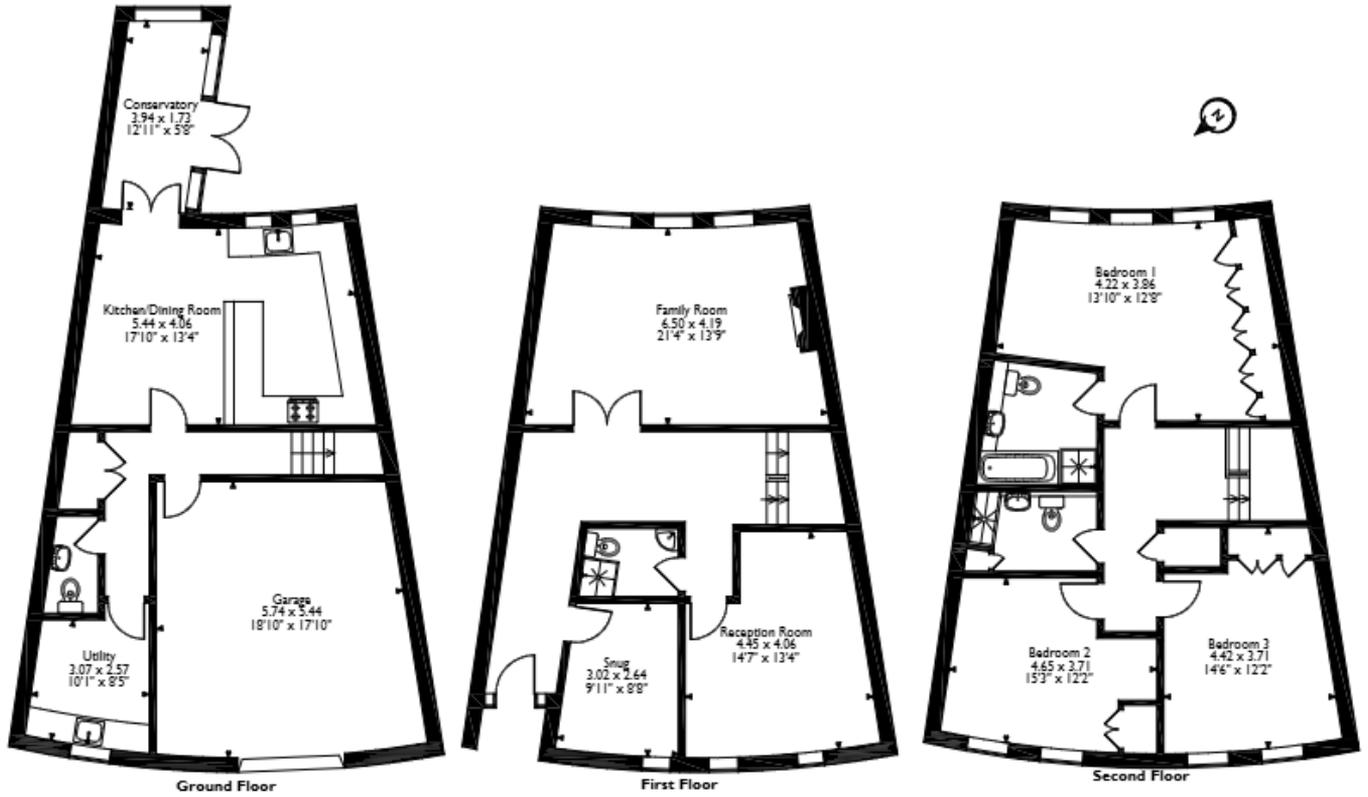
The interior of this beautifully presented property comprises a fitted kitchen/diner, conservatory, WC and utility room on the ground floor. The first floor consists a family room, the first bedroom, bathroom and a snug, with the potential to turn into a fifth bedroom. The second floor hosts 3 bedrooms, with one en-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months. This property also has access to the buildings communal swimming pool, gym and tennis courts.

Located in the popular village of Virginia Water, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Virginia Water Train Station, with direct access into London Waterloo Station, as well as a variety of bus routes and close access to the M3 and M25.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Cypress Court, Virginia Water, Surrey
 Approximate Gross Internal Area
 227 Sq M/2444 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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