



19 Viburnum Court
West End, Surrey, GU24 9PQ
£440,000 Guide Price

Property details

 3 bedrooms
 3 baths
 EPC Rating C
 880 sq. ft

- Three Bedrooms
- Two Ensuites
- Living/Dining Room
- Garden Cabin
- Communal Parking
- Close to Local Amenities

Situated towards the end of a quiet cul-de-sac on the popular Nursery Green development, this well-presented end of terrace home offers spacious and versatile accommodation arranged over three floors, with the added benefit of being approximately 740 metres from Gordon's School.

The ground floor provides a bright and sociable open-plan living space, incorporating a living room, dining area and kitchen. The kitchen has been recently updated and is fitted with a range of high-gloss base and eye-level units, integrated oven with gas hob and an integrated fridge freezer. The open-plan layout creates an excellent space for both everyday living and entertaining.

On the first floor are two well-proportioned double bedrooms. One benefits from its own ensuite shower room, while the second bedroom has use of the modern family bathroom, which is fitted with a three-piece suite.

The top floor is dedicated to an impressive principal bedroom, created as part of the loft conversion. This spacious double bedroom benefits from its own ensuite, providing a private and comfortable retreat away from the main living accommodation.

Outside, the rear garden is laid predominantly to patio, providing a low-maintenance outdoor space. Towards the end of the garden is a particularly useful detached cabin, complete with power, which would make an ideal home office, gym or additional workspace. There is also useful storage to the side of the property.

To the front, there is ample communal parking.

Overall, this is an attractive and versatile family home, offering well-planned accommodation over three floors in a peaceful position, while remaining conveniently located for Gordon's School and the surrounding amenities.

Council tax band: Tax band E

Local authority: Surrey Heath Borough Council

Tenure: Freehold

Viewings

By appointment only

[01483 798969](tel:01483798969) / sales@seymours-knaphill.co.uk

For an indication of specific speeds and supply or coverage in the area for mobile phone and broadband, we recommend visiting Ofcom checker- <https://checker.ofcom.org.uk/>

Please contact the office regarding material information for this property



Three Floors | Two En Suites

Three-Bedroom End of
Terrace Home | Nursery
Green Development |
Home Office



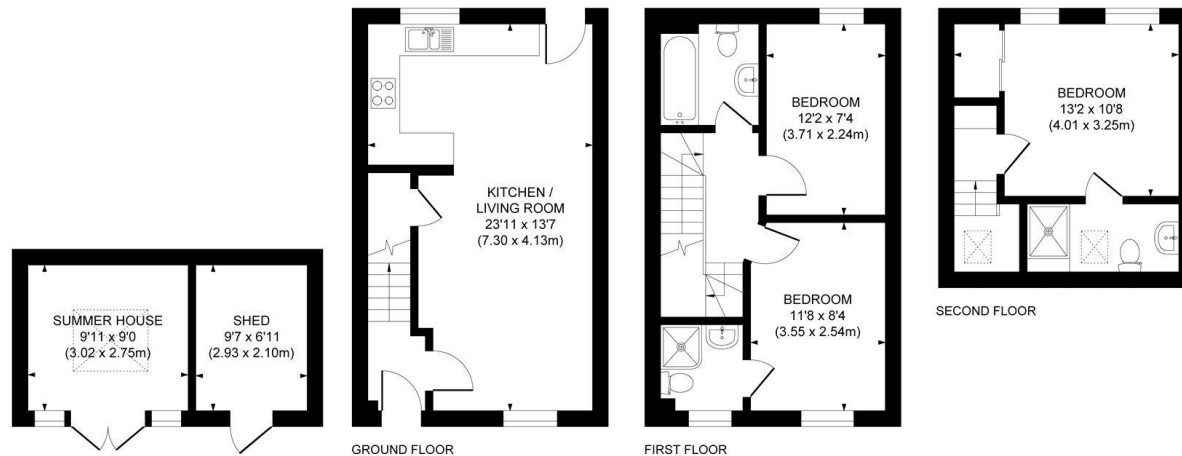
Floorplan

Approximate Gross Internal Area

Main House 880 sq. ft / 81.74 sq. m

Outbuilding 156 sq. ft / 14.49 sq. m

Total 1,036 sq. ft / 96.23 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



Knaphill office 25 High Street, Knaphill, GU21 2PP
01483 798969 / sales@seymours-knaphill.co.uk / seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

