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Grant Walk, Sunningdale, SL5 9TT

£1,675,000

Enjoying a cul-de sac position in a sought-after Sunningdale address is this extended detached family home. Offering in excess of 3500 (gross) sq ft of adaptable and versatile living accommodation and set over three floors, the property has been subject to sympathetic improvements and upgrading by the current vendors to incorporate 5 bedrooms. The ground floor features an impressive entrance hall which provides access to all main reception rooms with a 34' open-plan handmade kitchen/breakfast/dining area leading to an Orangery. The main receptions all have independent access to the patio terrace which skirts the rear of the house and overlook the established gardens. Ideally positioned within the Charters School catchment area with a number of independent schools as well as TASIS and ACS within easy reach. Sunningdale has a Waitrose with a number of shops and restaurants and excellent transport links by both road and rail with the station having a direct service to Waterloo and easy access to M3 & M25.



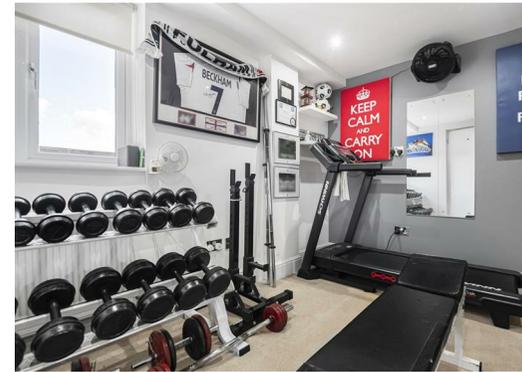
Garden

Extending to approximately 94' and enjoying an easterly aspect the garden enjoys a private aspect and incorporates a paved patio terrace with a well-maintained lawned garden. Bordered to one side by well-kept conifers with an impressive Oak tree which is subject to a tree preservation order, providing further privacy. There is garden lighting and a paved pathway at the side of the house to side gate pedestrian access to the front.

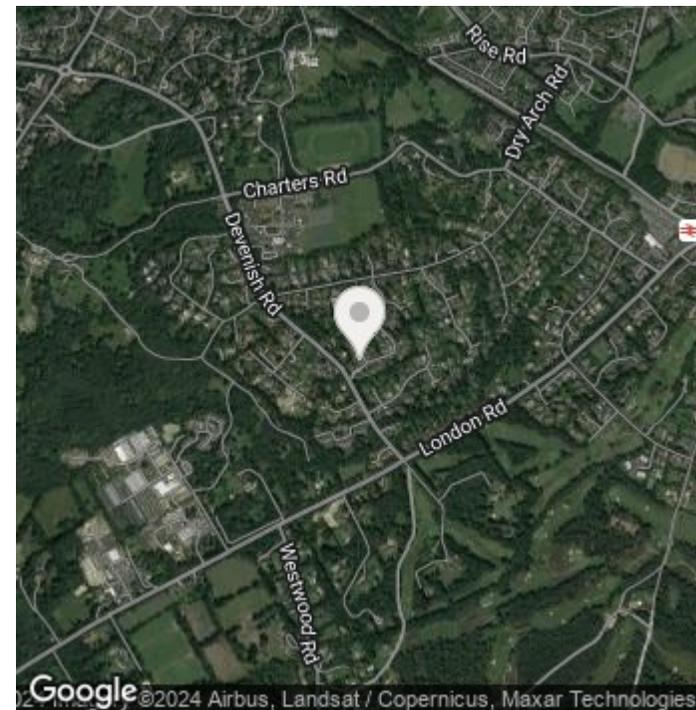
Garage & Driveway

The brick-paved driveway provides parking for 3/4 vehicles with a further area of lawned frontage. The double garage has twin electric doors and has been partially converted to provide space for a gym. The garage is heated and has hot and cold water.





- 5 Bedrooms (3 with air-con), principal with en suite bathroom and dressing room
- Open-plan 34' Kitchen/breakfast/dining room with AV wall
- Living room with double doors opening to patio terrace
- Orangery with garden access; Study
- 1st floor Laundry room; Family bathroom; Downstairs boot room/utility and WC
- Double garage (partially converted to gym) & driveway parking for 3/4 vehicles





Additional Specification
Air conditioning to principal suite and both top floor bedrooms
Underfloor heating in principal en-suite
Heating system is dual zoned (ground and first floor) with Hive thermostat

Kitchen
Siemens dual ovens, warming drawers and integrated microwave
De Dietrich Induction hob
Full-height Hotpoint Fridge and separate Freezer
Quooker hot and filtered water tap
Waste disposal
Philips Hue under unit lighting

Additional information:
Parking
The property has driveway parking for multiple vehicles with a double garage.

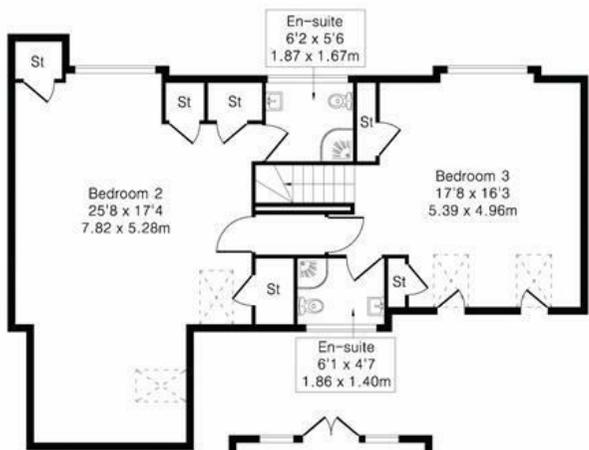
Part B
Property construction – Standard form
Services:
Gas – mains
Water – mains
Drainage – mains
Electricity – mains
Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Part C
There is a tree preservation order on the oak tree in the rear garden.





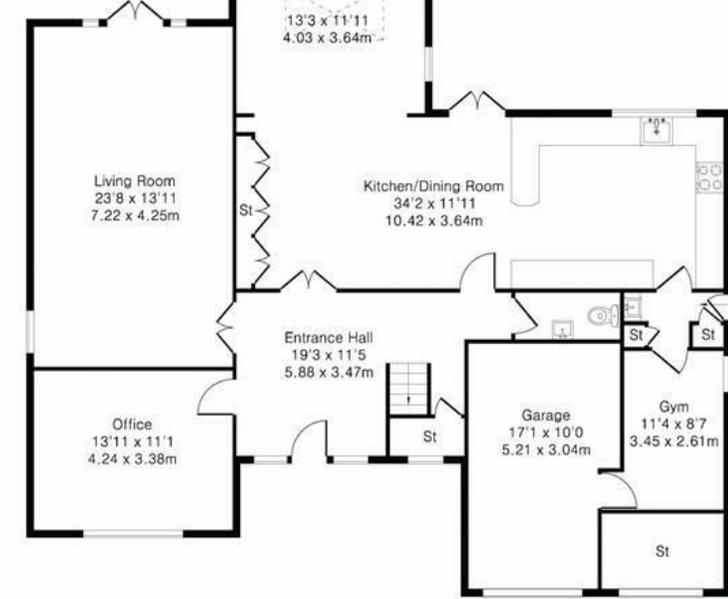
Second Floor

Approximate Gross Internal Area 3514 sq ft – 326 sq m
(Including Garage)

Ground Floor Area 1630 sq ft – 151 sq m

First Floor Area 1127 sq ft – 105 sq m

Second Floor Area 757 sq ft – 70 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.