



BRECKENRIDGE
LETTINGS

Sunning Avenue, Sunningdale, SL5



A stunning refurbished family home located in one of Sunningdale's premier roads. This luxury home offers versatile accommodation including an annexe and fabulous games room. The property is finished to an incredibly high standard throughout and set behind gates. Virtual Tour Available.

Available - 09/08/2024

£10000 Per Calendar Month

Unfurnished



BRECKENRIDGE LETTINGS

- Seven Bedrooms
- Seven Bathrooms
- Open Plan Kitchen Dining and Family Room
- Self Contained Annexe
- Tremendous Games Room
- Prime Residential Location





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO₂ emissions	
68	79		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

All viewings are strictly by appointment or by e-mail.

Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental and security deposit there is a charge for the tenancy agreement and an Inventory/Check-in procedure.

These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

Email: contact.us@breckenridge-lettings.co.uk

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APPROX. GROSS INTERNAL FLOOR AREA 9632 SQ FT 894.8 SQ METRES
(INCLUDES ANNEXE & GARAGE & EXCLUDES RESTRICTED HEAD HEIGHT & EXTERNAL STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.