



BRECKENRIDGE  
LETTINGS



**Broomhall Lane, Sunningdale SL5**



A delightful spacious detached family home set in a superb small gated development. The property is within easy walking distance to Sunningdale Station and Shops.

Available - 06/12/2024

**£7950 Per Calendar Month**

**Unfurnished**



# BRECKENRIDGE LETTINGS

- Five/Six Bedrooms
- Three Bathrooms
- Three/Four Receptions
- Large Eat in Kitchen
- Private Garden
- Double Garage







| Energy Efficiency Rating                           |           | Environmental Impact (CO <sub>2</sub> ) Rating                        |           |
|--|-----------|---|-----------|
| Current  | Potential | Current   | Potential |
| <b>Very energy efficient - lower running costs</b> |           | <b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b> |           |
| 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)  |           |
| <b>Not energy efficient - higher running costs</b> |           | <b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b> |           |
| 68   | 74        |   |           |
| EU Directive 2002/91/EC                            |           | EU Directive 2002/91/EC   |           |

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](mailto:contact.us@breckenridge-lettings.co.uk)



Approximate Area = 392.4 sq m / 4224 sq ft  
 (Including Garage / Excluding Void / Eaves)  
 Including Limited Use Area (7.7 sq m / 83 sq ft)

