



High Street | | Sunningdale | SL5 0NG

Offers In Excess Of £700,000



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An extended & newly refurbished 3-double bedroom Victorian semi detached house featuring a stunning 31ft x 15ft kitchen/dining/family room.

- Semi detached Victorian house
- Three bedrooms
- Further reception room
- Gas fired central heating system
- Council Tax Band TBC
- Fully modernised
- Contemporary open plan living / dining and kitchen space.
- Family bathroom and en suite to master bedroom
- Village location

DESCRIPTION

One of a pair of fully modernised three bedroom Victorian semi detached cottages set in



THREE BEDROOM
FULLY
MODERNISED
VICTORIAN
HOUSE



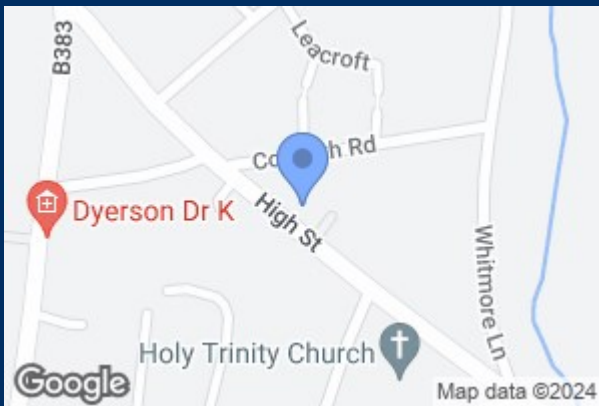
Sunningdale village. To the ground floor this bright and spacious property features a substantial contemporary style kitchen / living room with a wide range of built in appliances and has bi-fold doors that open out onto its garden. Furthermore to the ground floor is a separate reception room and a cloakroom / WC.

To the first floor are three double bedrooms and a family bathroom. The generous size master bedroom benefits from an en-suite shower room. To the ground floor the property has under floor heating and to the first floor the heating is provided through radiators.

The entire house has double glazed windows and doors. For full specification please ask office.

A private garden space that is fully enclosed by panel fencing and comprises of a lawn and full width patio. External power points and water tap.

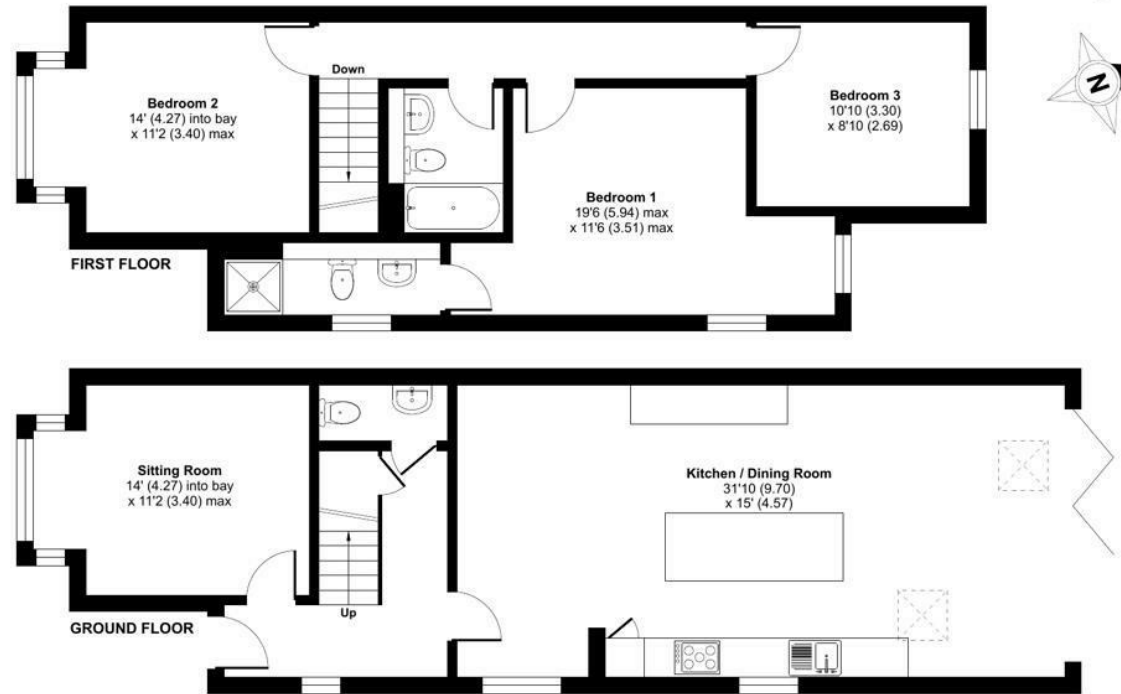
Proceed out of Chobham on Windsor Rd and Chobham Rd to Sunningdale. At the junction with London Rd turn right and proceed until the turning to Bedford Lane. Follow on into High St and the property will be found on your right hand side.



High Street, Sunningdale, Berkshire, SL5

Approximate Area = 1343 sq ft / 124.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Waterfords. REF: 1091701



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			85
(91-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(13-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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