



Cedar Drive | | Ascot | SL5 0UA

Offers In Excess Of £950,000

Freehold





Cedar Drive |  
Ascot | SL5 0UA  
Offers In Excess Of £950,000

A four bedroom detached house set in the popular Sunningdale area that has been extended & remodelled

- Generous size front to back space used as living room/dining room
- Four bedrooms
- Utility Room
- Cloakroom WC
- Substantial kitchen/breakfast room
- Study
- Family bathroom plus En suite to master bedroom
- Large single garage with off road parking for 3 cars
- Within a short, level walk of Sunningdale mainline Station. Nearby Bus Stop
- Windsor & Maidenhead Council tax band F

## DESCRIPTION

Detached, spacious and bright family home set in an enviable position in the popular village of Sunningdale, with all its amenities (including good primary and secondary schools). There are many noteworthy features that the sellers sole agent would be happy to expand on at a viewing appointment.





Detached,  
spacious and  
bright family  
home



Rarely available in this location is this extensively improved and remodelled four bedroom, two bathroom house that still has scope for further extension if so desired. The full depth front to back space with separate living and dining area and large well-appointed kitchen / breakfast room (with integrated appliances) both have large tri /quad fold doors that open onto the rear garden. A study, utility and cloakroom WC complete the accommodation.

## OUTSIDE

In addition to the attractive landscaped walled rear garden, front and side garden and generous parking there is a large single garage and a separate storage room (with fitted cupboards).

## DIRECTIONS

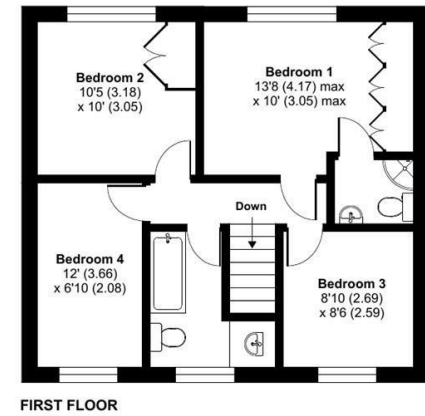
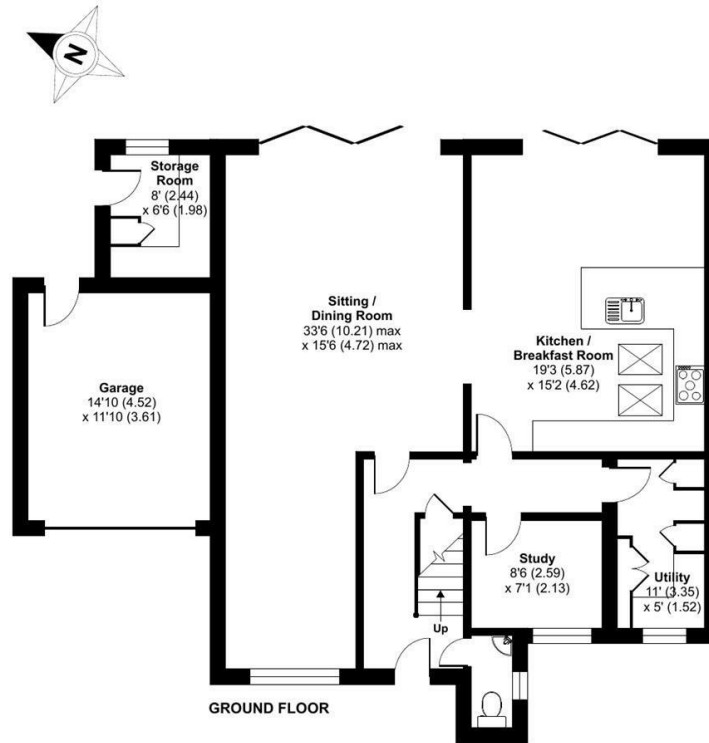
From Chobham proceed out of the village on the Windsor Rd and Chobham Rd until you reach Sunningdale village centre. At the junction with the London Rd turn left and then turn first right onto Broomhall lane and then turn left into Cedar Drive where the property can be found on your right hand side.





## Cedar Drive, SL5

Approximate Area = 1572 sq ft / 146 sq m  
 Outbuilding = 52 sq ft / 4.8 sq m  
 Garage = 176 sq ft / 16.4 sq m  
 Total = 1800 sq ft / 167.2 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Waterfords. REF: 1112143



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		75	83
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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