



13 Sunbury Road, Eton, Windsor SL4 6BA

welcome to

13 Sunbury Road, Eton, Windsor

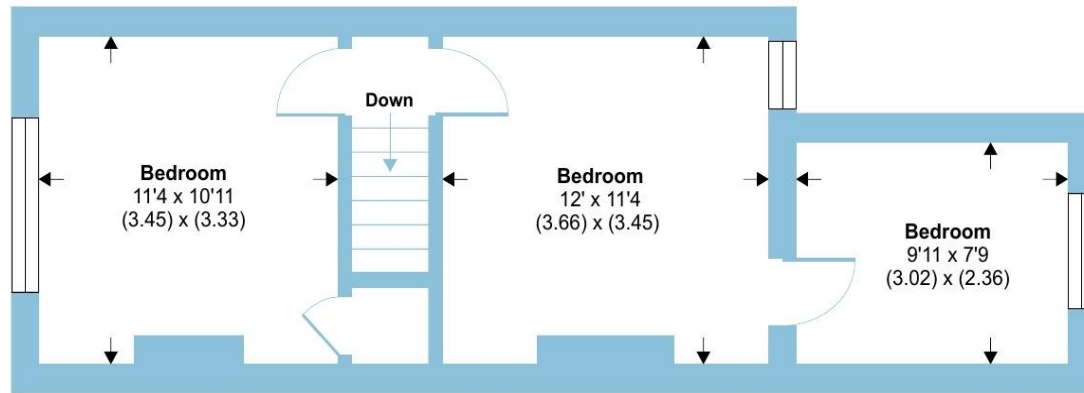
Located within a 30 second walk of Eton town centre is this three bedroom end-of-terrace house in need of modernisation but with incredible scope to improve and extend. The property has approved planning permission for a ground floor extension and loft conversion. This exciting prospect comprises: Three double bedrooms, living room, dining room, kitchen and downstairs bathroom. The property also comes with a garden mainly laid to lawn and driveway parking for two cars.



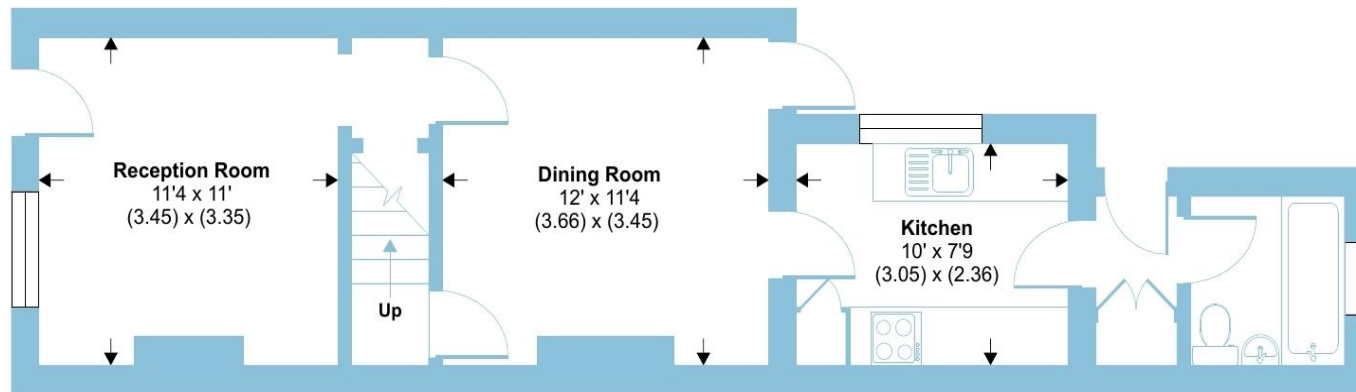
Sunbury Road, Eton, Windsor, SL4

Approximate Area = 835 sq ft / 77.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

welcome to

13 Sunbury Road, Eton Windsor

- IN NEED OF MODERNISATION
- APPROVED PLANNING PERMISSION FOR A GROUND FLOOR EXTENSION AND LOFT CONVERSION
- WITHIN A 30 SECOND WALK OF ETON TOWN CENTRE
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS BATHROOM
- DRIVEWAY PARKING FOR 2 CARS

Tenure: Freehold EPC Rating: E

guide price

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122200 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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