



**LONDON ROAD, SUNNINGDALE SL5**  
**£2,000 PER MONTH** AVAILABLE 30/08/2025




**Hamptons**  
THE HOME EXPERTS



# { THE PARTICULARS

London Road, Sunningdale SL5

£2,000 Per Month  
Unfurnished

 2 Bedrooms  
 2 Bathrooms  
 2 Receptions

## Features

- Two bedrooms, - Two bathrooms, -  
Modern kitchen, - Cloakroom, - Open-plan  
living area, - Study area, - Garage &  
allocated parking, - Private garden, -  
Council tax band E

## Council Tax

Council Tax Band E

Hamptons  
6 Broomhall Buildings  
Sunningdale, SL5 0DU  
01344 873081  
[sunningdalelettings@hamptons.co.uk](mailto:sunningdalelettings@hamptons.co.uk)  
[www.hamptons.co.uk](http://www.hamptons.co.uk)

## The Property

This well-presented property features an open-plan living/dining room with study area, separate modern kitchen and cloakroom/WC. The main bedroom features a vaulted ceiling and an en-suite bathroom, the second bedroom come with an en-suite wet room.

## Outside

Standout feature is the private garden; tucked away behind bushes and a wooden gate, it includes a summer house, pizza oven, raised decking area and outdoor lighting. Parking is allocated and there is also garage.

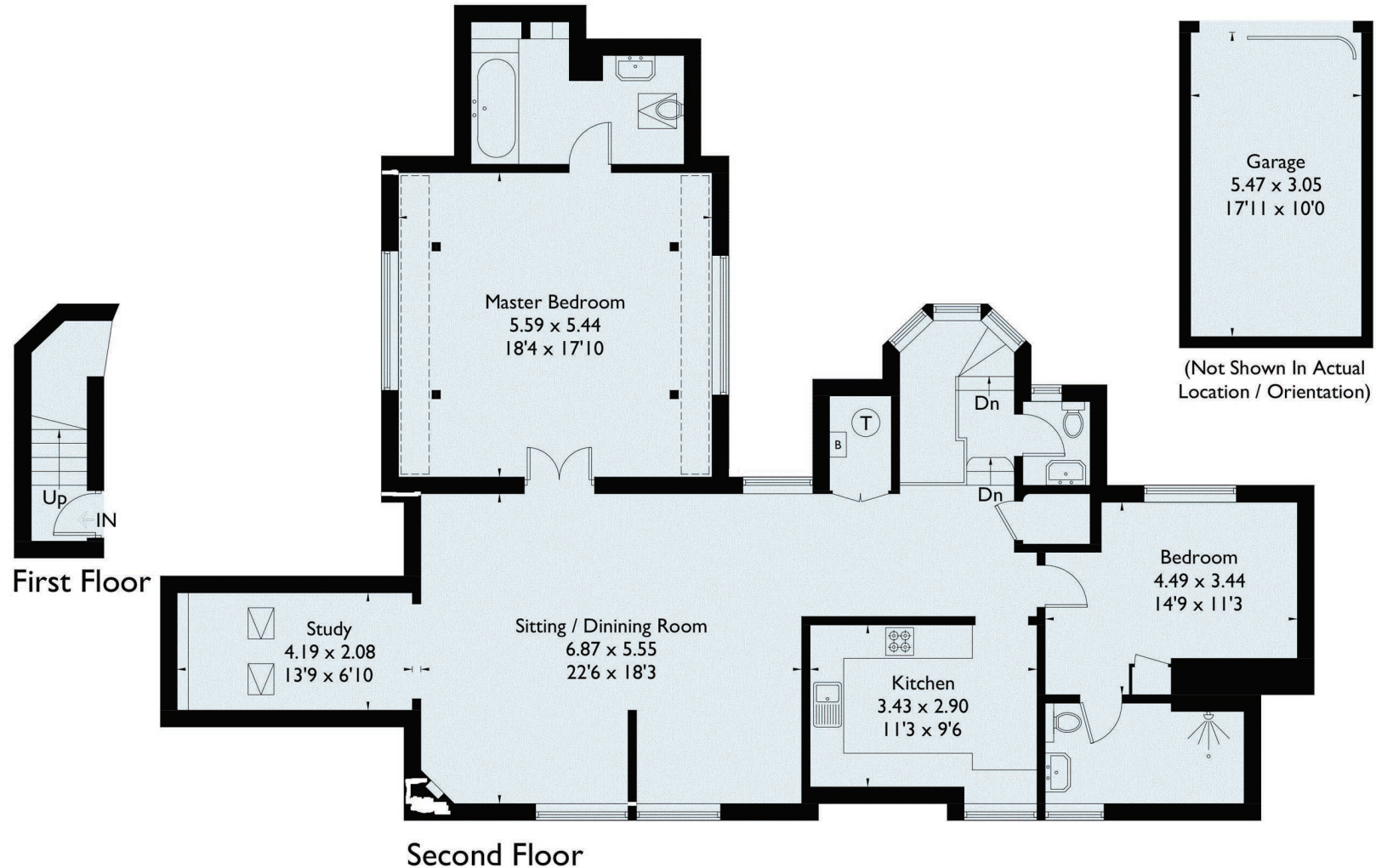
## Location

Located in a peaceful and well-kept residential area, just a short distance from the heart of Sunningdale. The village offers a range of everyday amenities including local shops, cafes, and restaurants, as well as a mainline train station with regular services to London Waterloo. For those who enjoy the outdoors, there are plenty of green spaces nearby including Swinley Forest, Windsor Great Park, and the world-renowned Sunningdale Golf Club. The area is also well served by excellent local schools and has good road links to the M3, M4, and M25, making it a convenient choice for commuters. Sunningdale combines the charm of village life with easy access to larger towns such as Ascot, Windsor, and Guildford, offering a relaxed lifestyle with everything you need close by.



# Sunningdale, Ascot

Approximate Gross Internal Area = 145.9 sq m / 1570 sq ft  
 Garage = 16.6 sq m / 179 sq ft  
 Total = 162.5 sq m / 1749 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 210302

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

