



Hillside Park, Sunningdale Offers in excess of **£1,200,000**



## Hillside Park, Cross Road, Sunningdale, Berkshire

Situated within an exclusive gated development close to Sunningdale Heath golf course, this four bedroom detached home is within ¼ of a mile of local facilities including a mainline train station and Waitrose.

### FEATURES

- Tucked away at the end of a private gated development
- Charters school catchment
- Stylish kitchen and bathrooms
- Annexe potential
- Kitchen by Utopia with granite worktops
- Electric underfloor heating to bath/shower rooms
- Private plot
- Engineered oak flooring
- Approx. 2660 sq. ft including garage
- No estate fees

### ACCOMMODATION

- Entrance hall
- Open plan high spec Utopia kitchen/dining/family room
- Triple aspect sitting room with high ceilings
- Downstairs bedroom and shower room
- Utility room
- Downstairs cloakroom
- Double aspect master bedroom with en-suite
- Two further upstairs bedrooms and family bathroom

### OUTSIDE

- Gated Entrance to Hillside Park
- Driveway parking for three cars
- Double garage
- Wrap around, south westerly facing side gardens

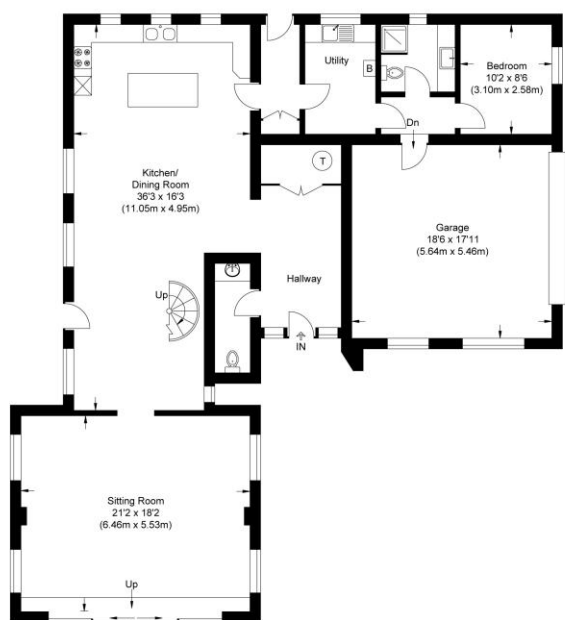
### EPC RATING

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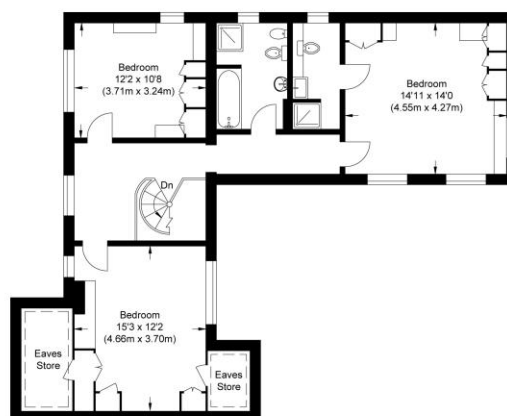








**Ground Floor**



**First Floor**

Approximate Gross Internal Floor Area : 247.20 sq m / 2660.84 sq ft (Including Eaves & Garage)  
 Garage Area : 30.80 sq m / 331.52 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



**Disclaimer:** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

**Postcode for sat nav: SL5 9RP**



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