



Bowden Road, Sunninghill

£475,000



## Bowden Road, Sunninghill, Berkshire SL5 9NJ

Pretty Victorian cottage offering scope to improve and extend subject to planning permission in a superb location just off Sunninghill High Street.

### FEATURES

- Attractive red brick cottage
- No onward chain
- Period home
- In need of some modernisation
- Scope to extend subject to planning permission
- Charters School catchment
- Halls adjoining
- Gas central heating

### ACCOMODATION

- Entrance hall
- Sitting room
- Dining room
- Kitchen
- Downstairs bathroom
- Two upstairs bedrooms

### OUTSIDE

- On street parking
- Side access
- Garden with patio

### LOCAL AUTHORITY/COUNCIL TAX

Windsor and Maidenhead – Band D

### EPC RATING

TBC





Approximate Gross Internal Area  
63.10 sq m / 679.20 sq ft

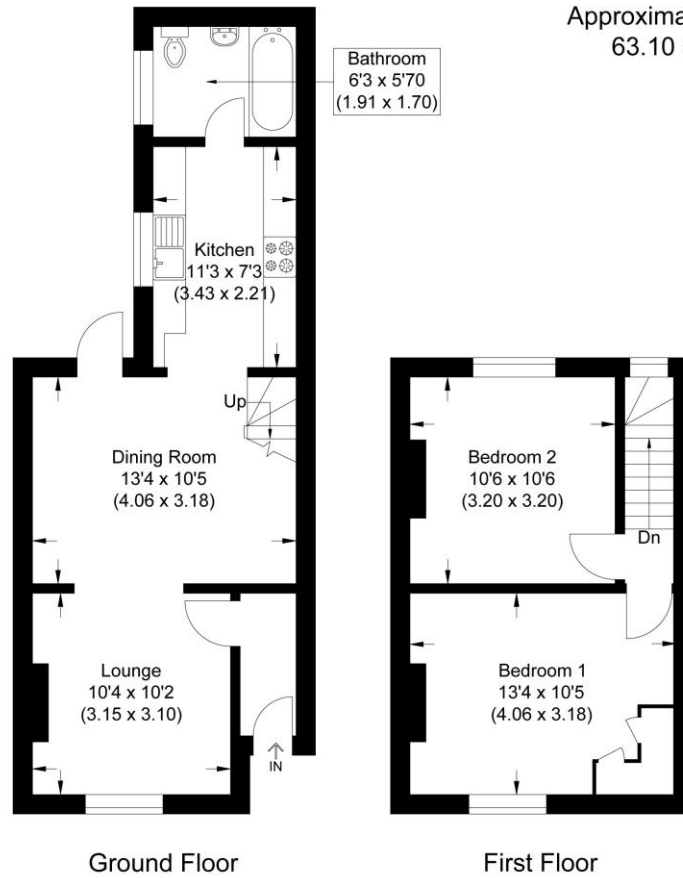


Illustration for identification purposes only, measurements are approximate, not to scale.

**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.



**NEWTON ROWE**  
SALES & LETTINGS

The Old Dairy, 7 Updown Hill, Windlesham, Surrey GU20 6AF  
enquiries@newtonrowe.co.uk | 01276 986900