



Beech Hill Road, Sunningdale

Offers in excess of **£550,000**



## Beech Hill Road, Sunningdale SL5 0BN

A beautifully appointed semi-detached period house, in the highly desirable village of Sunningdale. The property has been subject to substantial recent refurbishment, including: kitchen and bathroom renovation, new boiler and consumer unit, new flooring and plastering, and replacement fencing in the garden.

### FEATURES

- Charters school catchment - rated good by OFSTED
- 0.4 miles to Broomhall Park
- Period charm with modern convenience
- Period features including original cast iron fireplaces
- Plantation shutters
- 2.9 miles from Virginia Water Lakes
- Dreamcatchers local Nursery - rated good by OFSTED
- Recent refurbishment including:
  - Replacement kitchen and bathroom
  - New flooring and plastering
  - New boiler and consumer unit
  - Replacement fencing

### ACCOMODATION

- Entrance hall
- Sitting room
- Dining room
- Modern fitted kitchen with integrated appliances
- Two double bedrooms
- Modern bathroom

### OUTSIDE

- Landscaped rear garden spanning approx. 115 sq. m with 2 seating areas - west facing with morning sun at the rear seating area and afternoon sun on the patio.
- Low maintenance garden with fruiting damson tree

### LOCAL AUTHORITY/COUNCIL TAX

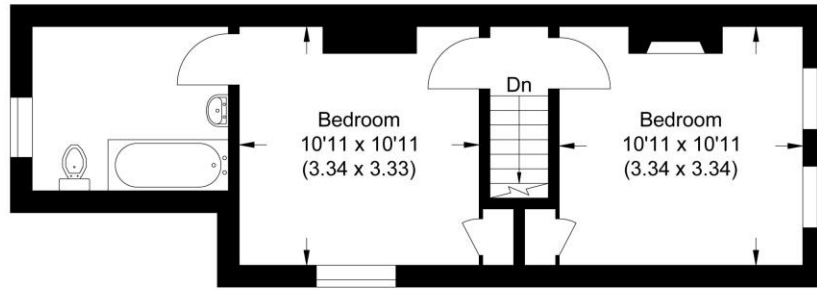
Windsor & Maidenhead - Band D

### EPC RATING - D

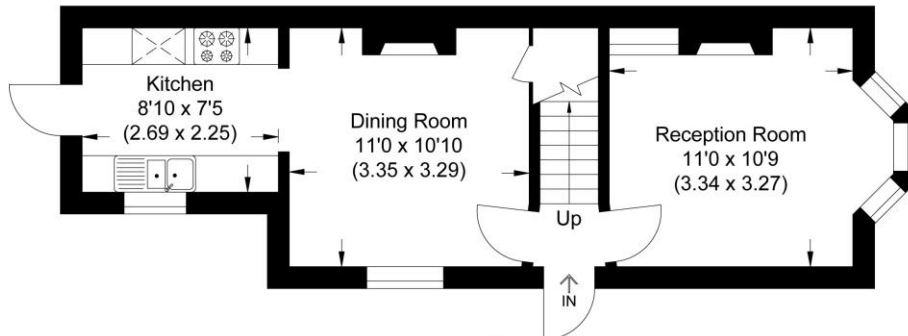




Approximate Gross Internal Area  
65.40 sq m / 703.95 sq ft



First Floor



Ground Floor

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

**Disclaimer:** We wish to inform prospective tenants 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.



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