



Cedar Drive, Sunningdale

**£700,000**



## Cedar Drive, Sunningdale, Berkshire, SL5 0UA

Well presented 4 bedroom modern garage linked family home situated in the heart of the village.

### FEATURES

Charters School catchment area  
Walking distance of mainline station, shops and restaurants  
Cul de sac location  
Off street parking  
Well planned accommodation

### ACCOMMODATION

Entrance hall  
Sitting Room  
Family/dining room  
Kitchen/breakfast room  
Conservatory  
Cloakroom  
Master bedroom with shower and sink  
Three further bedrooms  
Family bathroom

### OUTSIDE

Front and rear gardens  
Small garage/store

### EPC RATING

D

### LOCAL AUTHORITY/COUNCIL TAX

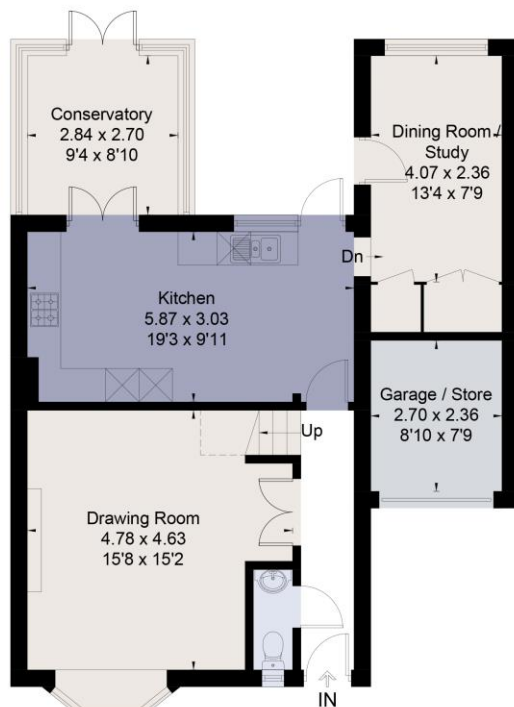
Windsor & Maidenhead – Band F



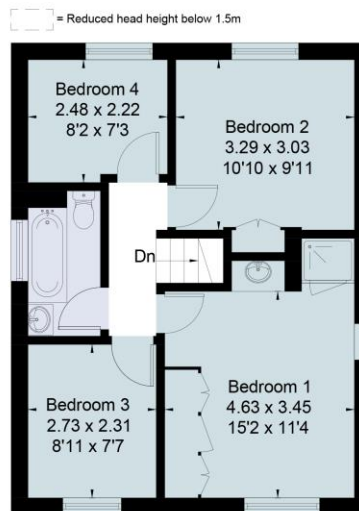




Approximate Floor Area = 112.9 sq m / 1215 sq ft  
 Garage / Store = 6.3 sq m / 68 sq ft  
 Total = 119.2 sq m / 1283 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90815

**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 0UA**



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