

33 STATION ROAD

SUNNINGDALE

BUCKINGHAMS







33 Station Road

Sunningdale • Berks • SL5 0QL

£575,000

Freehold

A beautifully presented three bedroom semi detached character cottage situated in a convenient location within walking distance of the village centre, available for sale with no onward chain.

- LOVELY CHARACTER HOME
- DRIVEWAY PARKING FOR TWO CARS
- STYLISH LIVING/DINING ROOM
- COUNCIL TAX BAND D
- THREE BEDROOMS, CLOAKROOM & SHOWER ROOM
- REAR GARDEN WITH DETACHED OUTBUILDING
- WALKING DISTANCE TO VILLAGE SHOPS & RAIL STATION
- SUNNINGDALE - LONDON WATERLOO FROM 53 MINS

RECEPTION HALL • LIVING/DINING ROOM • FITTED KITCHEN • GROUND FLOOR SHOWER ROOM • THREE BEDROOMS • FIRST FLOOR CLOAKROOM • DRIVEWAY PARKING FOR TWO VEHICLES • EAST FACING REAR GARDEN WITH DETACHED OUTBUILDING

Description

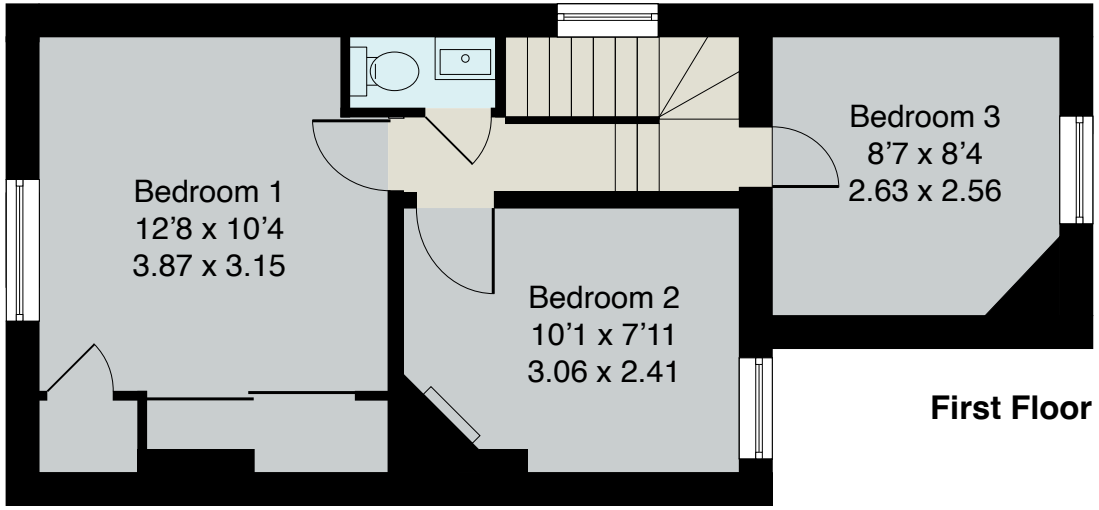
33 Station Road is a lovely home of great character; having been upgraded internally to a very high standard in recent years the property provides stylish, exceptional living space. To the rear of the garden is a very useful detached outbuilding which could be easily converted to be used as a home office/games room if required, plus should one be looking to extend the accommodation this is a realistic option, with planning permission having previously been given to greatly enlarge the ground floor (planning ref: 18/02538).

Directions

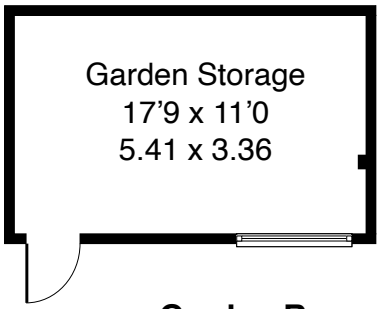
From Sunningdale Rail Station next to Waitrose in Sunningdale centre turn left onto the A30 London Road, cross the level crossing and take the first turning left into Broomhall Lane. After proceeding round the ‘S’ bend and passing the recreation ground on the left hand side, turn right into Station Road and after passing Church Road on the right, no.33 will be found a short way along on the right hand side.

Approximate Gross Internal Floor Area :

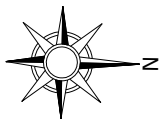
Ground Floor	38.58 sq m / 415 sq ft
First Floor	32.35 sq m / 348 sq ft
Garden Room	18.18 sq m / 196 sq ft
Total	**89.11 sq m / 959 sq ft**

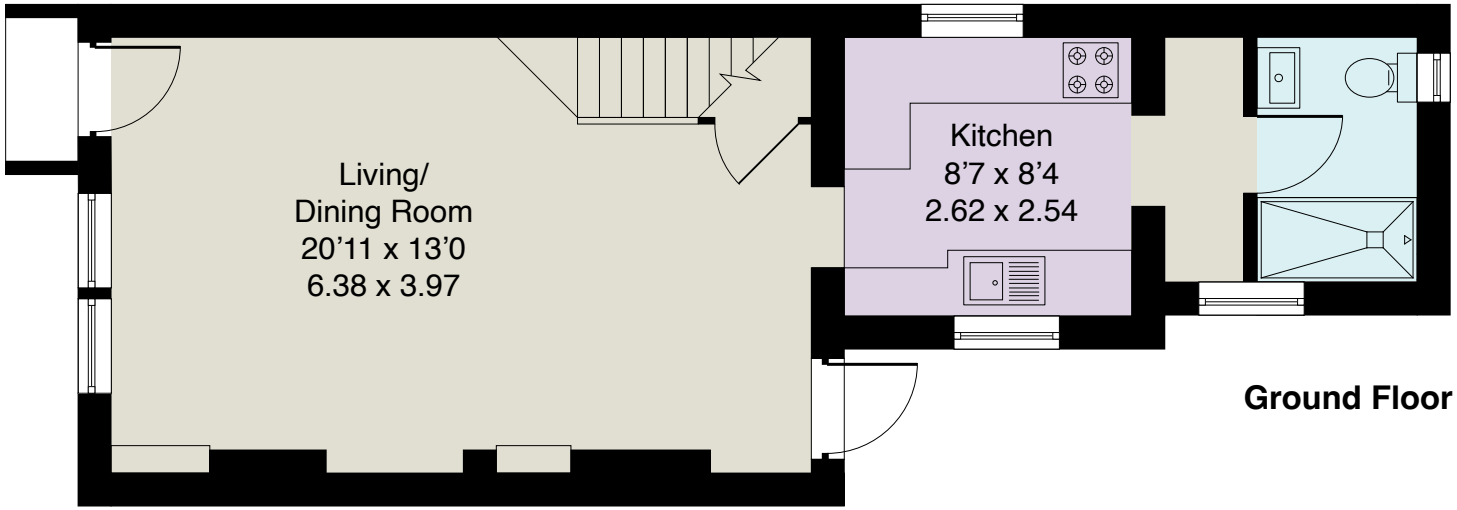


First Floor



Garden Room
(NOT SHOWN IN ACTUAL LOCATION)





Ground Floor

EPC: D55.

Mains Gas, Electricity, Water & Drainage

Important Notice
These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: TOHB011502243 HPI ©2024 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

01344 845050
6 STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sales@buckinghams.com • www.buckinghams.com
BUCKINGHAMS









BUCKINGHAMS