NEWTON ROWE
SALES & LETTINGS



Beech Hill Road, Sunningdale

Offers in excess of £525,000

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Beech Hill Road, Sunningdale SL5 0BW

A fully refurbished, beautifully appointed Victorian Cottage in Sunningdale within walking distance of local shops, Waitrose and the train station. Planning permission has been granted and is in perpetuity for a wrap around extension so can be built at anytime.



FEATURES

No onward chain
Charters school catchment
Red brick Victorian cottage
Planning permission granted in perpetuity
Plans available on request
Period features including fireplace
Recent refurbishment including:
Replacement kitchen and bathroom
New central heating system with Hive controls
Re-plastered and re- wired
New double glazed doors and sash windows
AEG Oven Hob and washing machine

ACCOMODATION

Two reception rooms
Modern fitted kitchen
Two bedrooms
Modern bathroom suite



OUTSIDE

South east facing rear garden
Driveway parking
Side access

LOCAL AUTHORITY/COUNCIL TAX

Windsor & Maidenhead – Band D

EPC RATING

D





Beech Hill Road

Approximate Gross Internal Area = 71.5 sq m / 769 sq ft

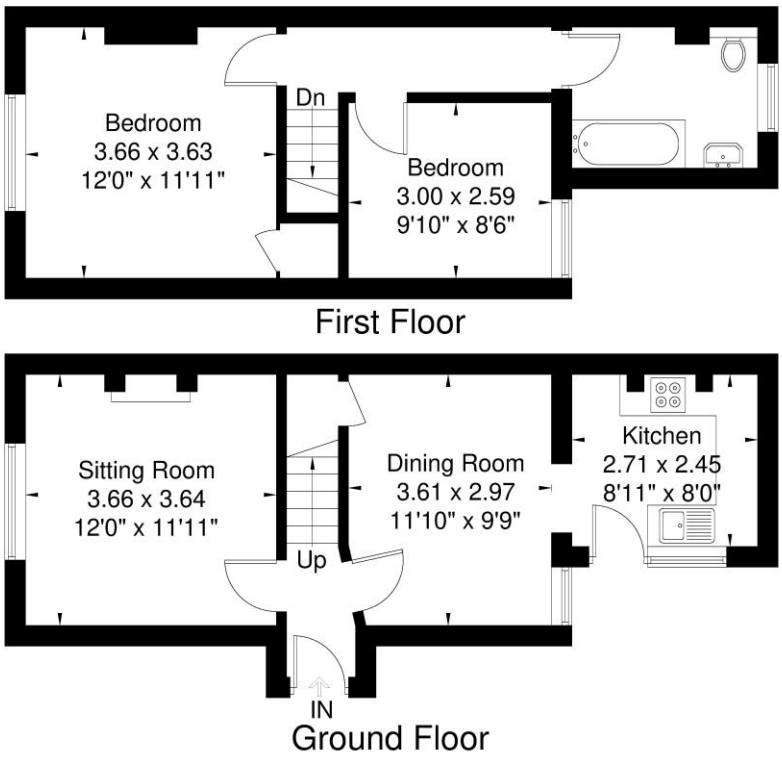
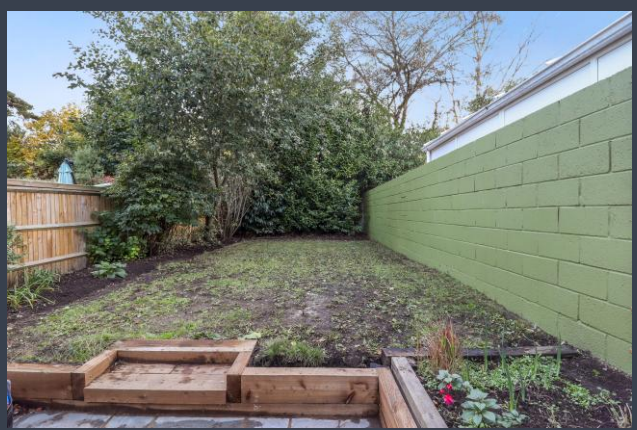


Illustration for identification purposes only,
measurements are approximate, not to scale.

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 itemised within these.







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