



Beech Hill Road, Sunningdale

£550,000



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

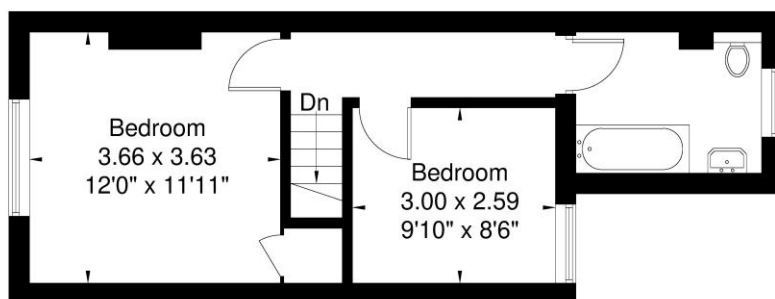
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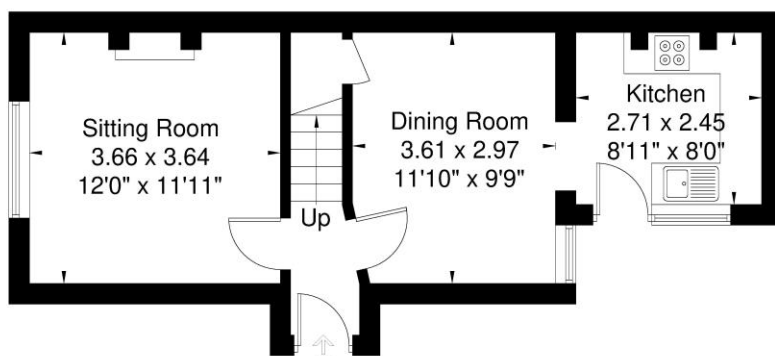


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Approximate Gross Internal Area = 71.5 sq m / 769 sq ft



First Floor



Ground Floor

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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