



Beech Hill Road, Sunningdale

**£550,000**



## Beech Hill Road, Sunningdale SL5 0BN

A fully refurbished, beautifully appointed two bedroom semi detached period house in the highly desirable village of Sunningdale.

### FEATURES

- Charters school catchment
- Red brick Victorian cottage
- Bay fronted
- Potential to extend subject to planning permission
- Period features
- Cast iron fireplaces
- Plantation shutters
- Recent refurbishment including:
  - Replacement kitchen and bathroom
  - Walking distance to Sunningdale village and train station

### ACCOMODATION

- Entrance hall
- Two reception rooms
- Modern fitted kitchen with integrated appliances
- Two double bedrooms
- Modern bathroom

### OUTSIDE

- West facing rear garden with fruiting damson tree
- Outdoor studio/office with power, fibre broadband and heating

### LOCAL AUTHORITY/COUNCIL TAX

Windsor & Maidenhead - Band D

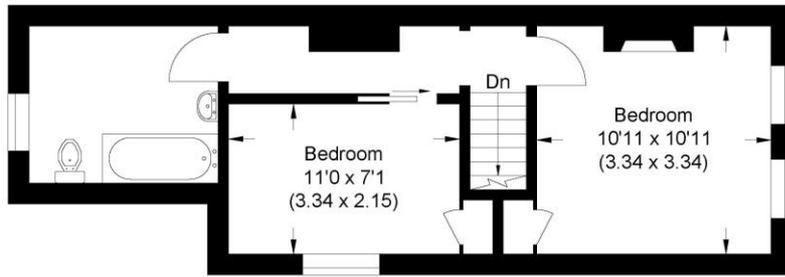
### EPC RATING

D

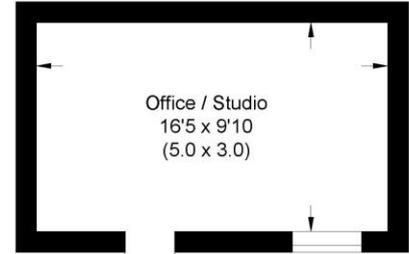




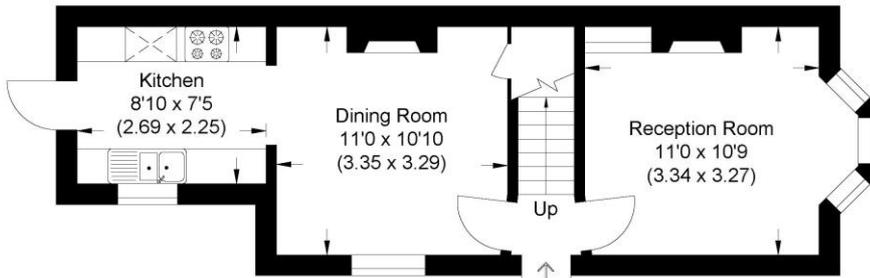
Approximate Gross Internal Area  
65.40 sq m / 703.95 sq ft  
Outbuilding Area 15.0 sq m / 161.46 sq ft  
Total Area 80.40 sq m / 865.41 sq ft



First Floor



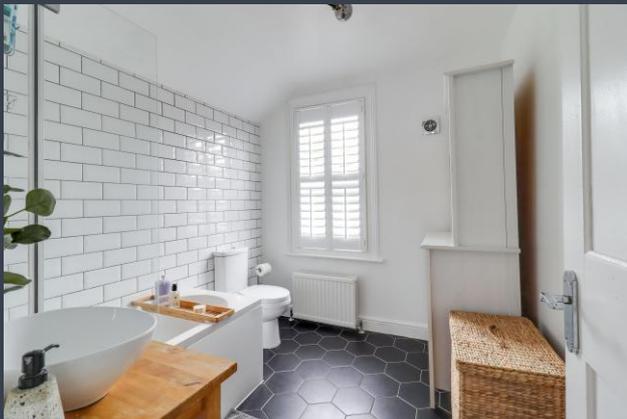
Outbuilding



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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