



A modern detached family home in Sunninghill

75 Lower Village Road, Sunninghill, Berkshire, SL5 7AF

Freehold



Drawing room • Study • Kitchen/breakfast/family room
• Utility room • Cloakroom • 4 bedrooms (one en suite)
• Family bathroom • Double garage • Driveway parking
• No onward chain

Description

The large, bright open plan kitchen/breakfast/family room with bi fold doors onto the south west facing garden and underfloor heating is the highlight of this modern family home. There is a formal drawing room with doors onto the garden as well as a study to the front of the house.

There are four bedrooms, the master with an en suite shower room, and there is a separate family bathroom. All bathrooms and the ground floor cloakroom have been recently replaced and are fitted with Villeroy & Boch with Hansgrohe taps and showers.

The south west facing garden features a full width terrace, sunken trampoline area and climbing frame. The front garden is enclosed with a laurel border.

There is access from the kitchen to the double garage and additional off street parking to the front of the property.

Situation

75 Lower Village Road is located in the delightful village of Sunninghill with access to both Sunningdale and Ascot stations providing services to London (Waterloo).

By road, Sunninghill is convenient for Heathrow Airport (T5), M3, M4 and M25 motorways.

There are a number of renowned schools nearby including Papplewick, Hall Grove, Charters, The Marist Schools and St George's and St Mary's Schools in Ascot. Eton and Wellington Colleges are within easy reach as are the international options including TISIS and ACS Egham.

Services

The property has mains, gas, electric, water and drainage.

Fixtures and Fittings

All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Local Authority

Royal Borough of Windsor and Maidenhead

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment.





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Approximate Area 154.6 sq m / 1664 sq ft

Garage 26.2 sq m / 282 sq ft

Total 180.8 sq m / 1946 sq ft

Including Limited Use Area (1.0 sq m / 11 sq ft)



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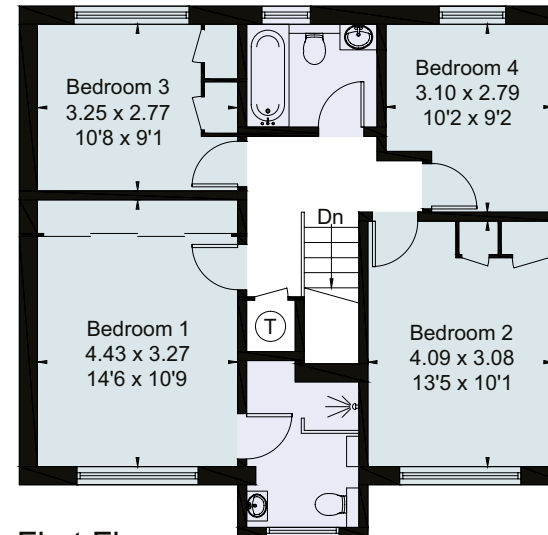
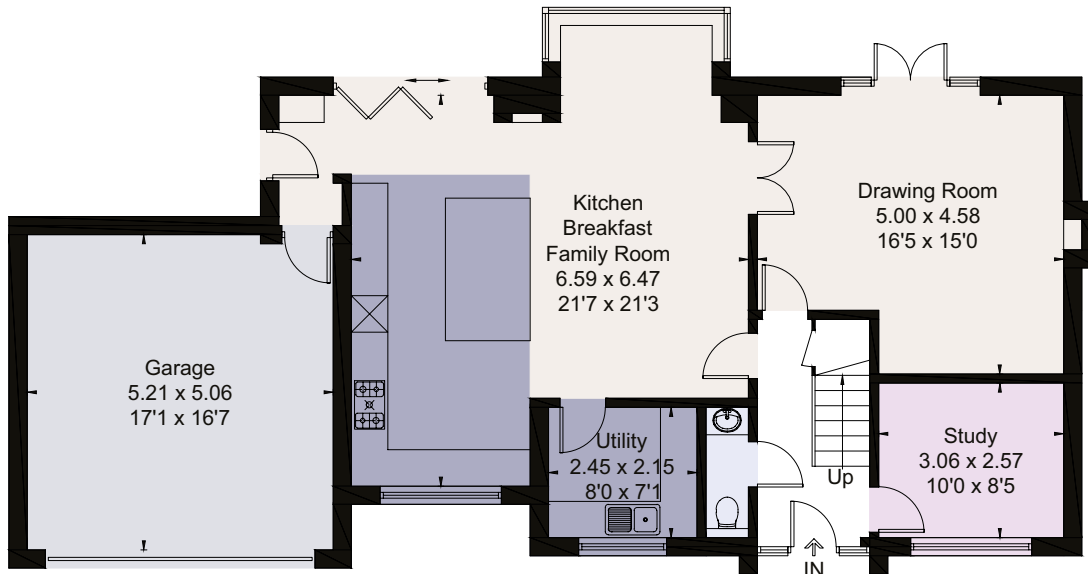
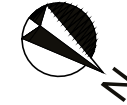
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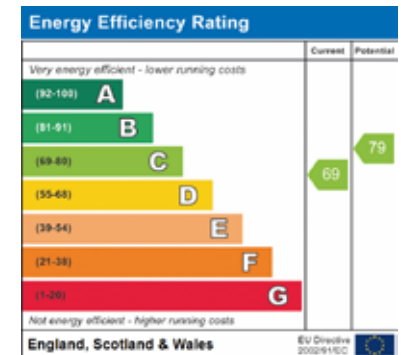
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First Floor



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