



A perfectly positioned four bedroom home

2 Abbey Wood, Sunningdale, Berkshire, SL5 9SW

Freehold



Entrance hall • Sitting room • Dining room • Conservatory
 • Kitchen/breakfast room • Utility room • Cloakroom
 • Principal bedroom with en suite bathroom • 2 further bedrooms (one en suite) • Study/bedroom 4 • Family bathroom • Private gardens • Double garage • Off street parking

Description

2 Abbey Wood is an exceptionally well located property which offers a range of thoughtfully planned accommodation. From the entrance hall with doors leading off into each of the principal reception rooms you get a sense of light spacious rooms. The drawing room is generously proportioned and benefits from dual aspects of both the front and rear of the house. The kitchen/breakfast room leads into the conservatory at the rear of the house and has plenty of natural light. The formal dining room looks onto the attractive gardens. The rest of the ground floor is made up of the utility room, downstairs cloakroom and access to the double garage.

From the entrance hall stairs rise to the first floor where the principal bedroom has a range of built-in wardrobes and an en suite bathroom. There are two further bedrooms, one of which also has an en suite bathroom, whilst the other is serviced by the large family bathroom. The fourth bedroom is used as a study by the current owners, but would make a good bedroom if required.

Outside, the rear garden is mainly laid to lawn with patio space for entertaining. To the front of the property there is ample off street parking for

several cars leading to the double garage and a pathway to the front door.

Situation

The property is situated in a pleasant private road convenient for Sunningdale shops, restaurants, bars, Waitrose and main line station providing services to London (Waterloo) taking approximately 47 mins). Sunningdale also boasts the world renowned Sunningdale Golf course, which offers some beautiful landscapes for golfers and non-golfers alike. The nearby towns of Ascot and Virginia Water give an excellent range of further recreational and social events and shops for day to day requirements.

Local Authority: Royal Borough of Windsor and Maidenhead

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

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

Tenure: Freehold

Viewing: Strictly by appointment





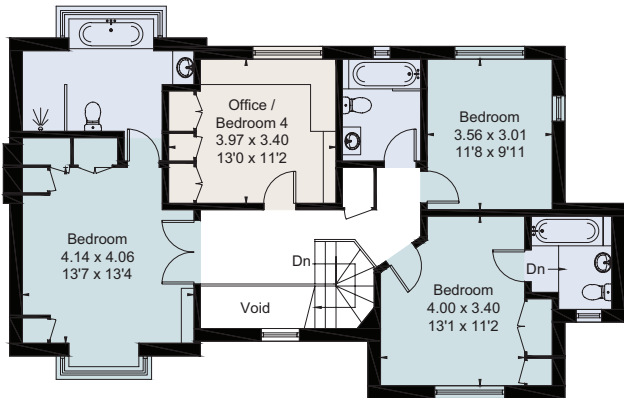
2 Abbey Wood, Sunningdale, Berkshire, SL5 9SW
Approximate Area 196 sq m / 2110 sq ft (Excluding Void)
Garage 32.6 sq m / 351 sq ft
Total 228.6 sq m / 2461 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)



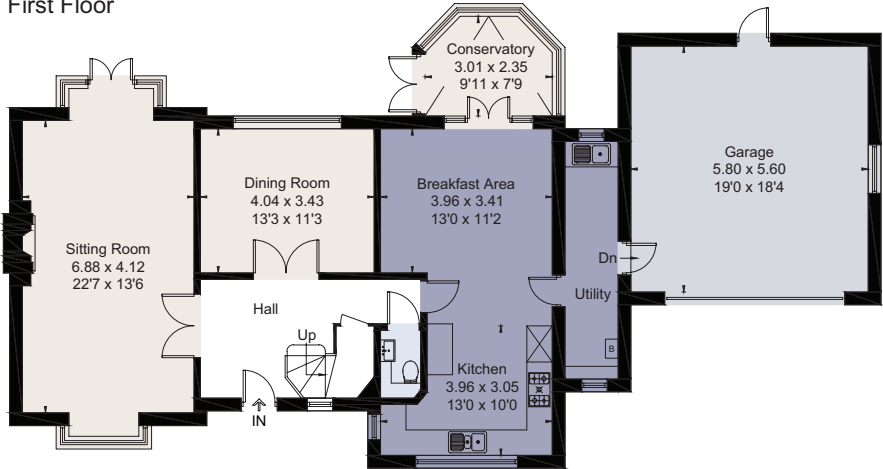
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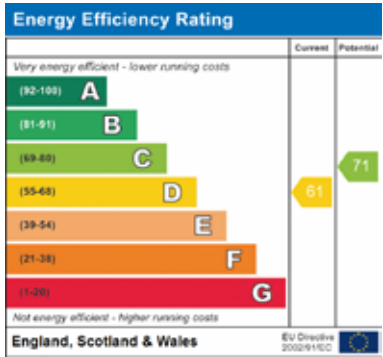


First Floor



Ground Floor

For identification only. Not to scale. © 201005CF



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