



A characterful home in old Sunningdale

Girvan, Church Road, Sunningdale, Berkshire, SL5 0NH

Freehold



Drawing room • Kitchen • Breakfast room •
Family room • 3 bedrooms • Garden with sun
terrace

Local information

Church Road is situated in the old village of Sunningdale with access to the main line station providing services to London (Waterloo).

By road, Sunningdale is convenient for Heathrow Airport, M3, M4 and M25 motorways.

There are a number of renowned schools including Charters, Holy Trinity Primary School, The Marist, and St George's and St Mary's Schools in Ascot.

About this property

Girvan is a characterful home offering flexible living accommodation with a fully integrated kitchen, a breakfast room with door opening to the rear garden, a drawing room with feature fireplace and a family room

with door to rear garden. On the first floor there are three bedrooms and a family bathroom.

Outside, the rear garden is mainly laid to lawn with mature flower borders, decked and shingle sun terrace areas, both ideal for alfresco dining. To the front there is driveway parking with a lawned garden.

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

Local Authority: Royal Borough of Windsor and Maidenhead.

Viewing: Strictly by appointment with Savills.

Tenure
Freehold





Girvan, Church Road, Sunningdale, Berkshire, SL5 0NH
Gross internal area (approx) 96.9 sq m / 1043 sq ft



Frazer Chown
Savills Sunningdale
01344 626162
frazer.chown@savills.com



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 298529

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22025031 Job ID: 159423 User initials: MG

