



Beech Hill Road
Sunningdale

Guide Price **£695,000**

OSBORNE HEATH



The ground floor has underfloor heating throughout and consists of a living area with sliding doors out to the south facing garden, dining space, fully integrated kitchen, study, and a downstairs WC .

On the first floor there are two double bedrooms with a feature light-well in the main bedroom, and a family bathroom with separate walk-in shower. The top floor has a third double bedroom.

The property has been refurbished by the current owners to include CAT 6 wiring and wiring for Sonos speakers.

Beech Hill Road is in Sunningdale close to Charters School, Holy Trinity Primary School and The Marist. The closest station is Sunningdale where trains run to London Waterloo and Reading. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

Beech Hill Road

Sunningdale

- Three Double Bedrooms
- Three Receptions
- Semi-Detached
- Character Property
- South Facing Garden
- Driveway
- CAT 6 Wiring
- Walking Distance To Train Station
- Charters Catchment
- No Onward Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

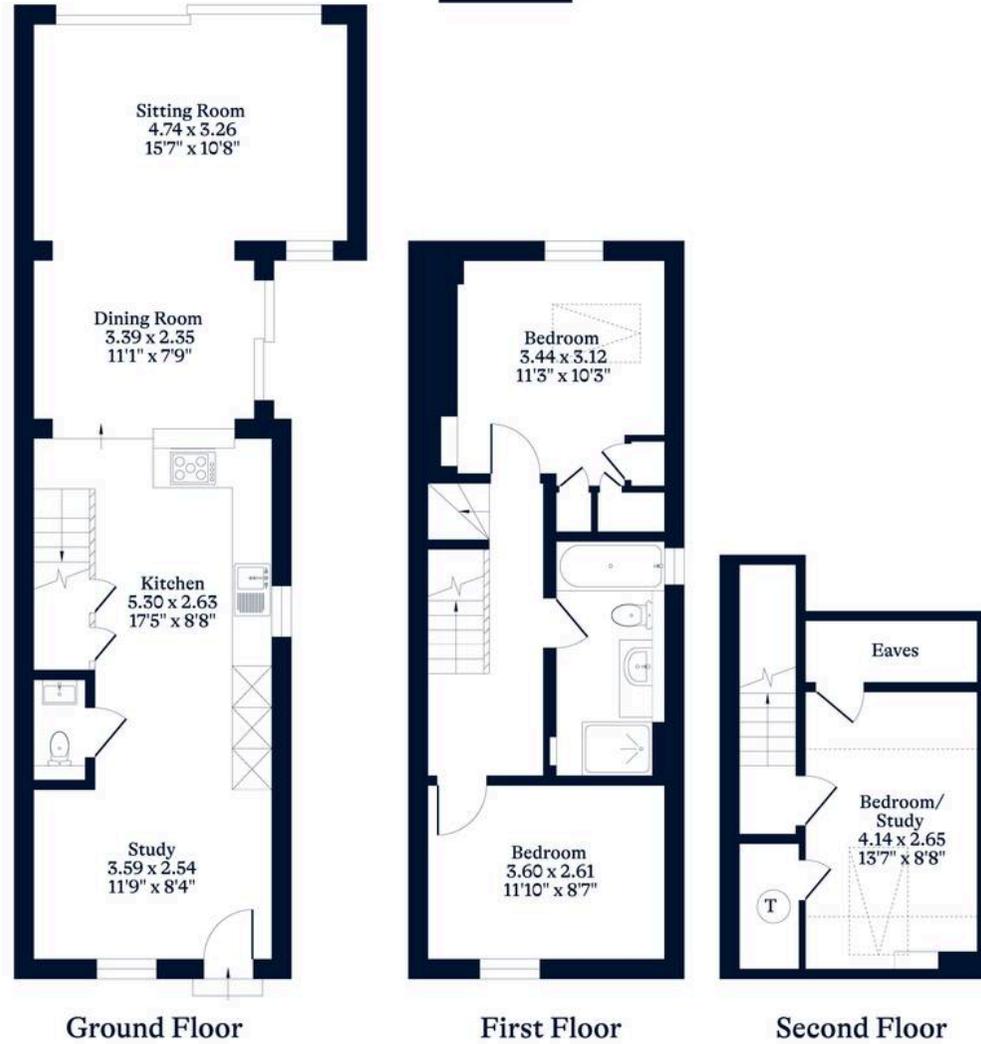
EPC Environmental Impact Rating: F



APPROXIMATE FLOOR AREA
House - 105.80 sq m - 1138 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.