



**Sunning Avenue**  
Sunningdale

Guide Price **£1,890,000**



Downstairs there is a living room leading out to the garden, bay-fronted dining room, kitchen with Siemens appliances, central island, living and dining area with bi-folding doors to the south facing garden, utility room and a downstairs WC.

The principal bedroom is on the first floor and has an en suite, his and hers dressing rooms and a south facing roof terrace. There are five further double bedrooms, one further en suite, two bathrooms and a cinema or family room.

To the front of the house is driveway parking and an electric door into the garage. Side access leads to the south facing rear garden.

Sunning Avenue is one of Sunningdale's premier roads. Nearby schools include Charters, Holy Trinity, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. The train stations run services to Waterloo, Reading and Guildford. Local places of interest include Ascot Racecourse, Chobham Common, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

# Sunning Avenue

## Sunningdale

- Six Double Bedrooms
- Four Receptions
- Four Bathrooms
- Detached
- Driveway
- Garage
- South Facing Garden
- Charters Catchment
- No Onward Chain

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



# Chadwicke House Sunning Avenue

Ascot, Ascot

- Six Double Bedrooms
- Four Receptions
- Four Bathrooms
- Detached
- Driveway
- Garage
- South Facing Garden
- Charters Catchment
- No Onward Chain

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**APPROXIMATE FLOOR AREA**

House - 311.20 sq m - 3350 sq ft

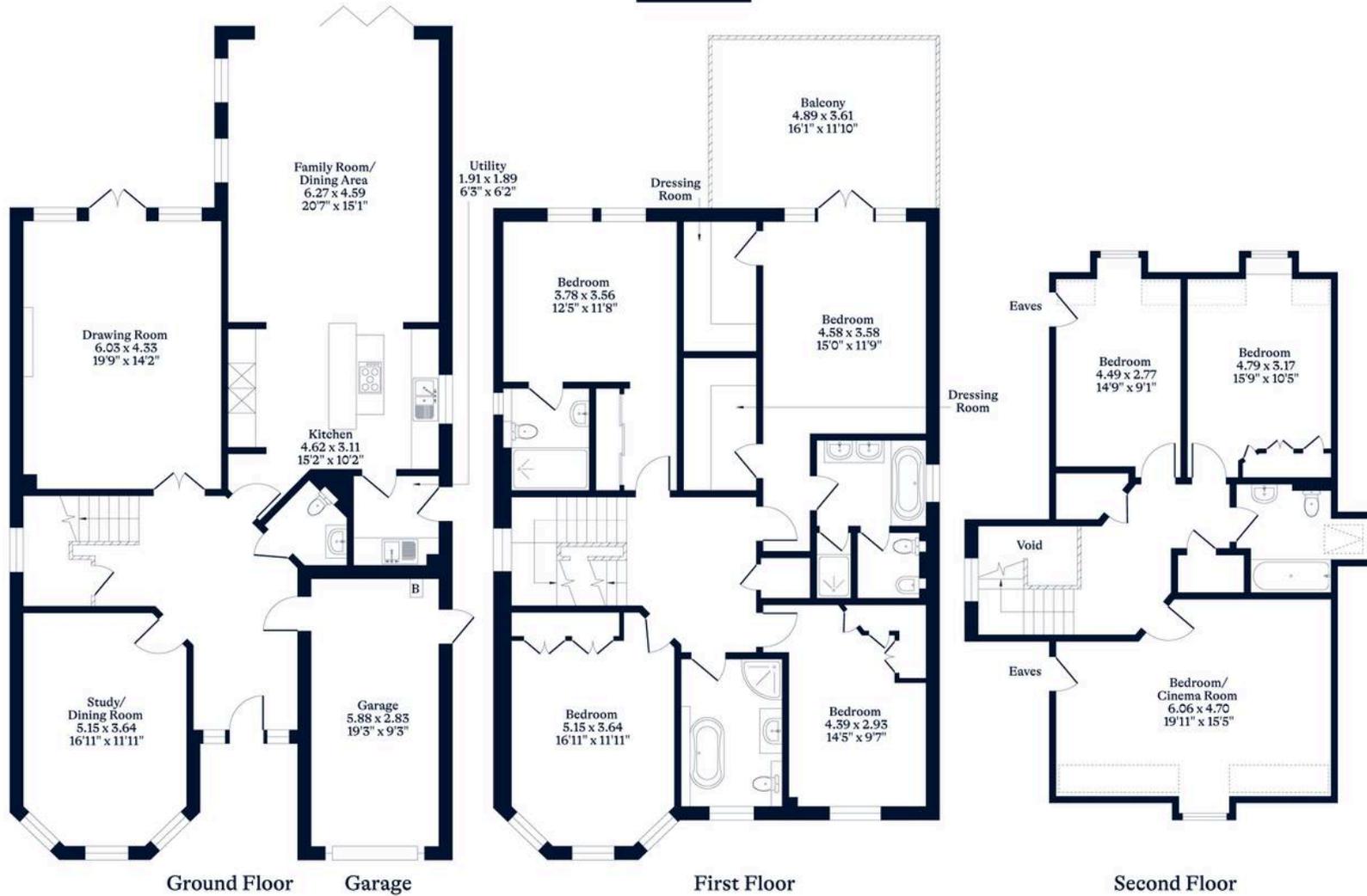
Garage - 17.00 sq m - 183 sq ft

Total - 328.20 sq m - 3533 sq ft

(Gross Internal Area)

**NOT TO SCALE**

This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.