



### **3 Armitage Court, Sunninghill, SL5 9TA**

**£3,600 PCM**

Available end of July 2018, a refurbished and well presented family house set in large gardens with the added benefit of additional private amenity land nearby. Unfurnished and pet friendly, convenient for shops and railway station.



## ENTRANCE HALL

The front door opens to the Entrance Hall with under stairs cupboard. CLOAKROOM with W.C. suite and hand basin.

## MAIN LOUNGE



A double aspect room with wood flooring and a feature fireplace. doors open to wide patio and gardens.

## KITCHEN AND BREAKFAST ROOM



Beautifully refurbished and fully fitted with central 'island' opening to wide conservatory style Breakfast area enjoying an elevated outlook over the large rear gardens with direct access to the raised patio.

## FAMILY/T.V.ROOM

From the Kitchen a wide archway opens to the Family Room/ T.V. room.

## UTILITY ROOM

With an exit to the rear patio and access to the integral double garage.

## STUDY

From the Entrance Hall the Study has a front aspect.

## FIRST FLOOR

From the Entrance Hall a stairway leads up to the First Floor Landing.

## MASTER SUITE BEDROOM ONE



Master Bedroom Suite with door to En Suite Bathroom

## En Suite Bathroom



Refitted with 'designer' sanitary ware including Bath with shower, W.C. and basin.

## BEDROOM TWO

## BEDROOM THREE

## BEDROOM FOUR

## BATHROOM TWO



Refitted with 'designer' sanitary ware.

## **OUTSIDE FRONT**

The property is approached over a hard surface driveway providing additional parking for several cars and access to the Double Garage.

## **OUTSIDE REAR**



The rear gardens are a particular feature of this property with a wide expanse of raised patio adjacent to the rear of the property. The remaining long lawns reach down to a the rear boundary, lightly interspersed with tall woodland.

## **AMENITY LAND**

Ownership and occupancy of property in Armitage Court has the added benefit of the use of the Private gated 'amenity land' for the exclusive use of residents.

## **CONTACT US**

For more information about the amenity land, or for an appointment to view, please contact Sapphire Estate Agents, 34 High Street, Sunninghill, Ascot, Berks, SL5 9NE  
01344 870100



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	64	67
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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