



47 Oriental Road, Sunninghill, SL5 7AX
Guide Price £385,000

In need of renovation, a Three bedroom semi detached property with accommodation on several levels, with off street parking set in a lovely country garden. Charters and St Michaels school catchment area.

GARDEN ROOM

13'11" x 4'7" (4.26 x 1.40)



Double doors open into this room, main front door to Living room

LIVING ROOM

12'11" x 9'3" (3.95 x 2.83)



Fireplace with gas point, shelves and cupboards in recess each side.

BEDROOM ONE

10'0" x 9'3" (3.05 x 2.83)



Front aspect with two ranges of fitted wardrobe/cupboards.

INNER HALL

With steps leading downwards, doors to Bedrooms two and three.

BEDROOM TWO

9'8" x 8'10" (2.95 x 2.71)



Range of cupboards including airing cupboard with hot water cylinder. High level window to rear aspect.

BEDROOM THREE

9'5" x 8'1" (2.88 x 2.47)



Double glazed window to side aspect.

LOWER LEVEL

To the rear of the property at the end of the inner hall and stairway.

KITCHEN

9'2" x 8'0" (2.80 x 2.45)



Double drainer sink unit with base cupboards and drawers. Archway to Breakfast Room/Dining Room.

DINING ROOM/BREAKFAST ROOM

10'3" x 6'6" (3.13 x 1.99)



A double aspect room with door to sideway and gardens.

BATHROOM



With a (low) door way from the kitchen. Window to rear aspect.

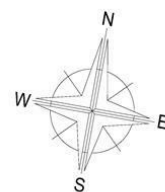
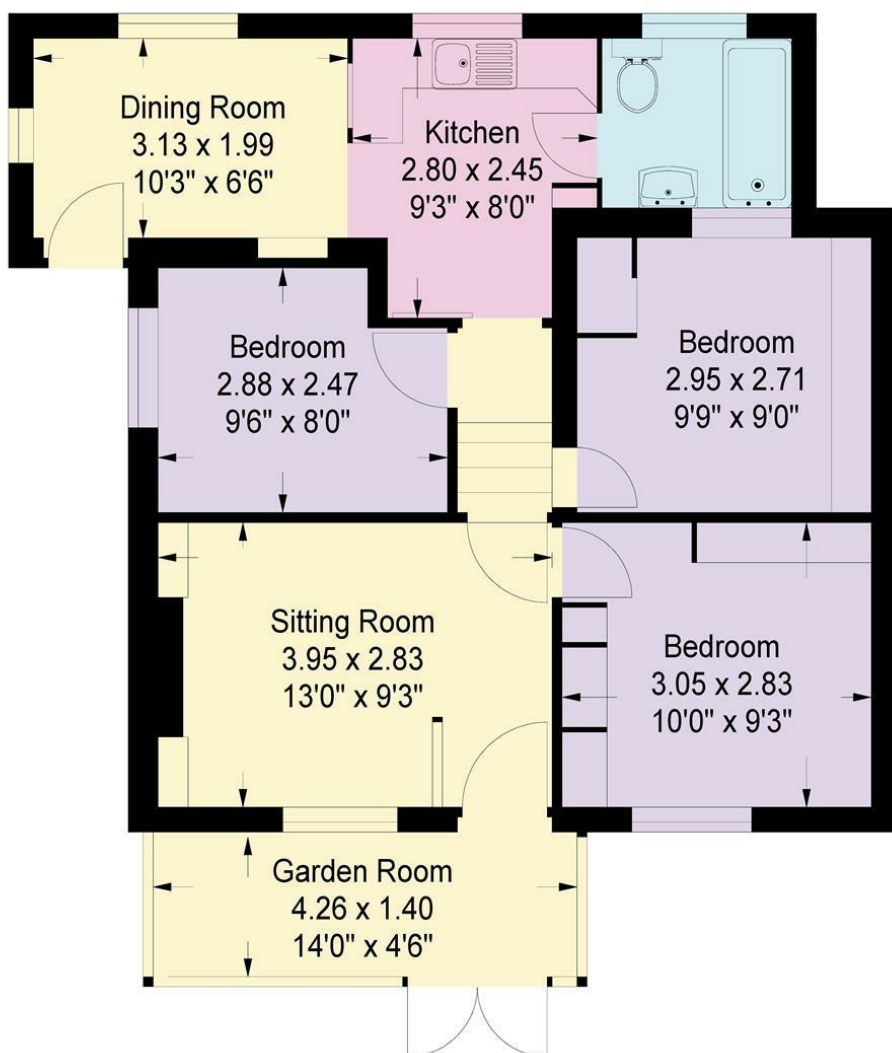
OUTSIDE - FRONT

The gardens to the front feature mature shrubs and a driveway/hard surface to accommodate one car.

REAR GARDENS



The gardens slope downwards front the rear of the property. There is a patio area adjacent to the rear of the building with steps down to the remaining gardens and overlooking woodland to the rear.



- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

**Approximate
Gross Internal Floor Area
House: 63sq.m. or 678sq.ft.**

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Constructed in accordance with the RICS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		