



19 Coworth Road, Sunningdale, SL5 0NX
Offers Invited £395,000

REQUIRING FULL RENOVATION a Victorian semi detached house (formerly a shop) in the Old Village of Sunningdale. Convenient for local amenities, Sunningdale mainline station and within catchment for Charters School.

TO BE SOLD

In need of complete renovation, the accommodation is arranged in a traditional way over two floors.

LOUNGE

14'0" x 10'0" (4.28 x 3.05)



The front door opens into Lounge which is at the front of the property. Fire place with gas point, and two cupboards. Sliding door to small inner hall.

DINING ROOM

14'0" x 10'0" (4.28 x 3.05)



Under stairs cupboard, fireplace with gas point. Door to Kitchen.

KITCHEN

10'11" x 8'8" (3.35 x 2.65)



Fitted units in situ, requiring renovation. Door to rear Lobby.

REAR LOBBY

Louvre door cupboard with hot water cylinder.

BATHROOM



Suite of Bath, pedestal basin and W.C.. Window to side and rear aspect.

CONSERVATORY

From the Kitchen a door opens into the lean-to Conservatory with door to sideways and garden.

FIRST FLOOR

From the small inner hall on the ground floor stairs lead up to the First Floor Landing.

BEDROOM 1

14'0" x 10'0" (4.28 x 3.05)



Front aspect with two windows, fireplace and built in cupboard.

BEDROOM 2

14'0" x 10'0" (4.28 x 3.05)



With fireplace. Door to Bedroom three.

BEDROOM 3

15'4" x 8'8" (4.69 x 2.65)



Fireplace and fitted cupboard.

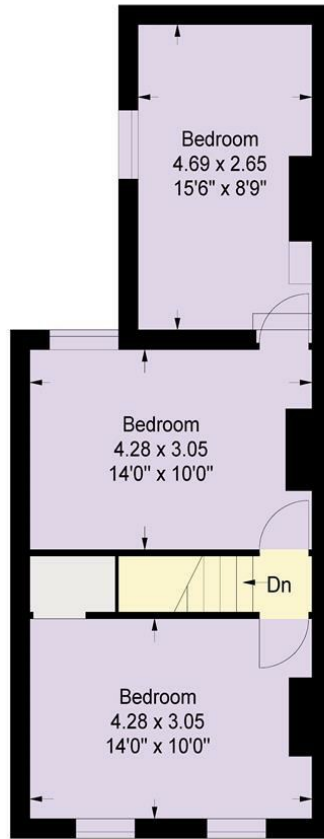
OUTSIDE



A sideways provides access to the REAR GARDENS devoted largely to lawn with two shed/outbuildings.



Ground Floor



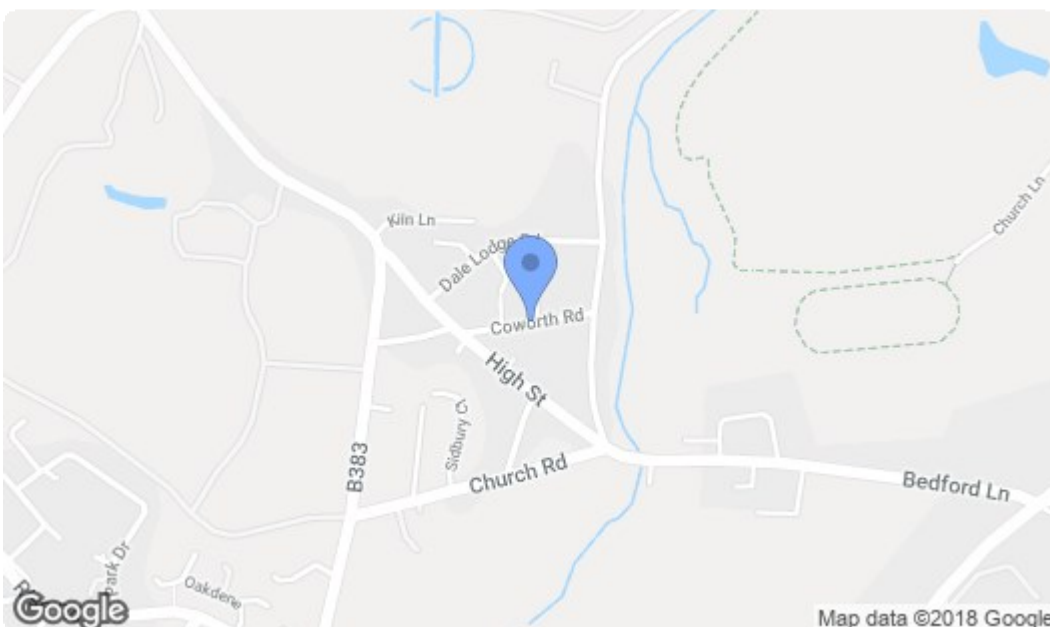
First Floor



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

Approximate
Gross Internal Floor Area
House: 102sq.m. or 1098sq.ft.

© 2018 HOMEPLAN
www.homeplanuk.co.uk
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		67
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		1
England & Wales EU Directive 2002/91/EC		