



## **Bridge View 128 Chobham Road, Sunningdale, SL5 0HX** **Guide Price £650,000**

An Edwardian semi detached house offering three bedrooms and three reception rooms, set in mature gardens with off road parking for two cars. Walking distance of mainline station and within Charters School catchment area.



## GROUND FLOOR

A storm porch protects the front door opening to the Entrance Hall with under stairs cupboard.

## LOUNGE

14'2 x 12'7 (4.32m x 3.84m)



Dimensions taken into attractive bay window. Front aspect with feature fireplace, decorative picture rail.

## STUDY

12'4 x 10'7 (3.76m x 3.23m)



Feature fireplace with 'marble effect' painted mantel and jambs, boxed radiator, interior window to Dining Room.

## DINING ROOM

16'6 x 8'11 (5.03m x 2.72m)



Two ceiling light points, Double doors to patio and gardens, wide archway to Kitchen.

## KITCHEN

25'0 x 7'6 (7.62m x 2.29m)



Extended from the original location and falling naturally into two parts. Colour faced drawer and cabinet units with complimentary work surfaces, single drainer stainless steel sink. Plumbing for washing machine, space for fridge/freezer. Wall mounted gas boiler, exit door to sideways and gardens.

## FIRST FLOOR

From the Entrance Hall a stairway serves the First Floor Landing.



## BEDROOM ONE

12'6 x 11'9 (3.81m x 3.58m)



A rear aspect room with authentic fire place surround.

## BEDROOM TWO

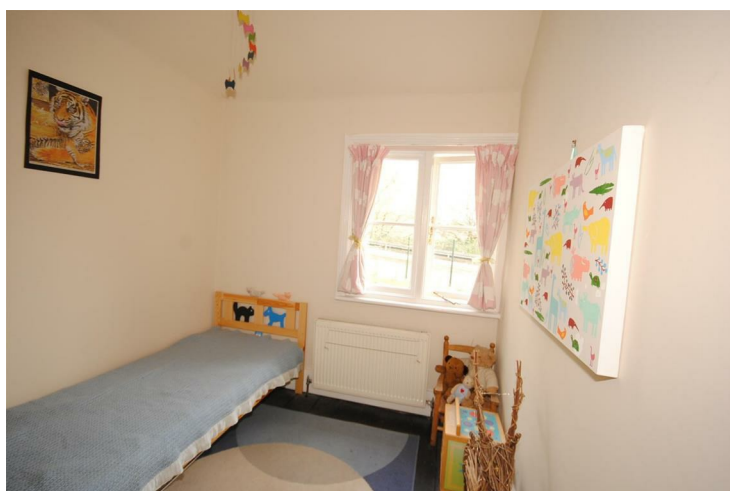
11'9 x 11'0 (3.58m x 3.35m)



Front aspect with feature fire surround.

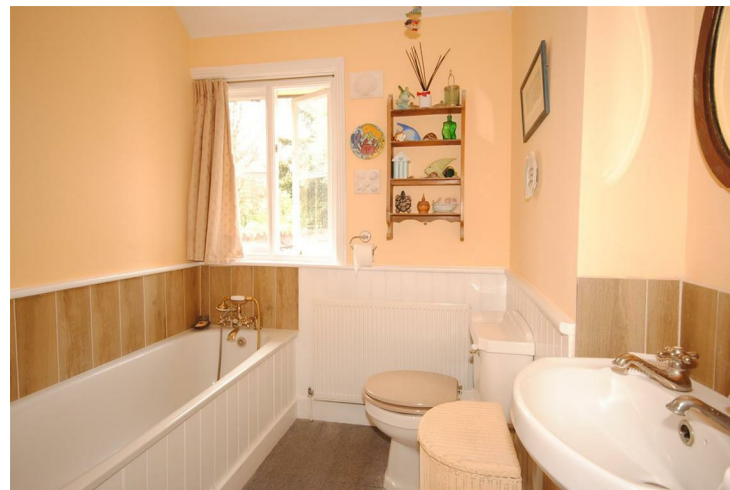
## BEDROOM THREE

8'6 x 7'0 (2.59m x 2.13m)



Dimensions include fitted cupboard units around the doorway in recess. Front aspect.

## BATHROOM



White suite of bath, W.C. wash basin. Part tiled walls, rear aspect.

## OUTSIDE

To the front there is a hard surface suitable for parking two cars. A sideways provides access to the rear gardens which are a particular feature of this property.

## REAR PATIO



There is a patio area immediately adjacent to the rear of the property with a retaining wall to the Fish Pond with an ornamental bridge, and an attractive Acer tree.

## REAR GARDENS



The long Rear Gardens are devoted to areas of lawn and colourful shrub and flower borders.

## OUTBUILDINGS



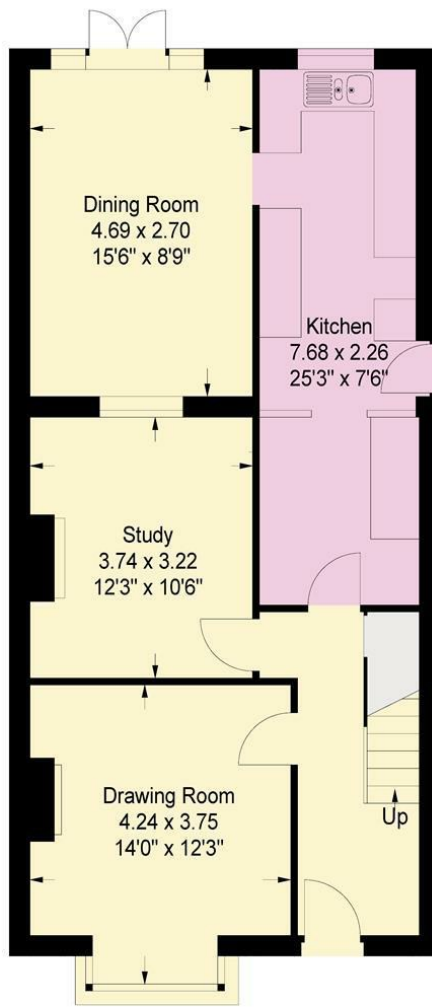
An archway opens to the final part of the garden, where there are two storage sheds.

## APPOINTMENT TO VIEW

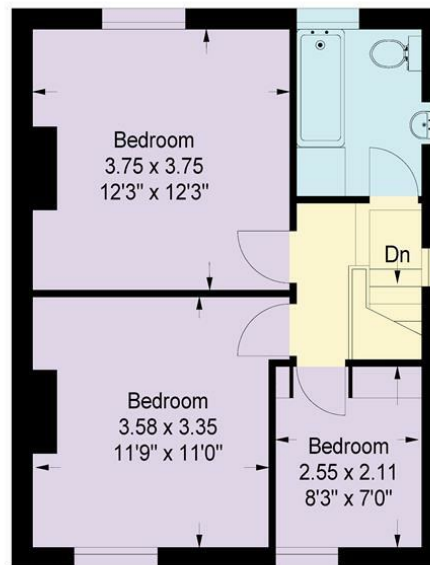
For more details and an appointment to view please call:

Sapphire Estate Agents  
34 High Street, Sunninghill,  
SL5 9NE 01344 87100





Ground Floor



First Floor



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

Approximate  
Gross Internal Floor Area  
House: 112sq.m. or 1206sq.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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		