



40 Beech Hill Road, Sunningdale, SL5 0BW
£550,000

Within walking distance of Sunningdale station, a Victorian semi detached house, EXTENDED to provide spacious FAMILY ACCOMMODATION with gardens and OFF STREET PARKING, located WITHIN CHARTERS SCHOOL CATCHMENT.

Covered storm porch, light point, panelled front door opens to:-

Dining Room:



Two double radiator, bay window, exposed wood flooring. under stair storage recess, opening to:-

Sitting Room:



Two double radiators, open fireplace, cast iron surround wood mantle over, slate hearth, exposed wood flooring, t. v. point, large picture window to the side aspect, stairs to First Floor.

Kitchen/Breakfast Room:



Extensive range of wood fronted units comprises one

and a half bowl, single drainer stainless steel sink unit, mixer tap, adjoining laminated work surfaces, cupboards and drawers under, four ring gas range style double oven, space for washing machine, tumble dryer, dishwasher and fridge/freezer. Range of eye level cupboards, concealed lighting under, part tiled walls, ceramic tiled flooring, wall mounted gas fired boiler. Opening to a STUDY AREA, velux windows, door to rear gardens.

From the sitting room, stair case leads to First Floor - Landing. Access to loft space.

Bedroom One:



Radiator, window to the front aspect, built in wardrobe cupboard, t. v. point.

Bedroom Two:



A double aspect room with a view over the rear garden, radiator, t. v. point

Bathroom:



White suite comprises shaped corner bath, fitted electric shower and hand attachment, pedestal wash hand basin, mixer tap, w.c, radiator, part tiled walls, window, airing cupboard.

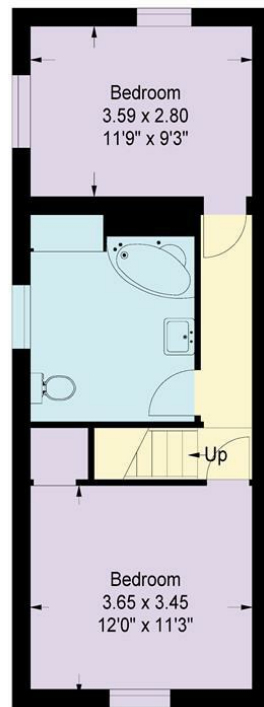
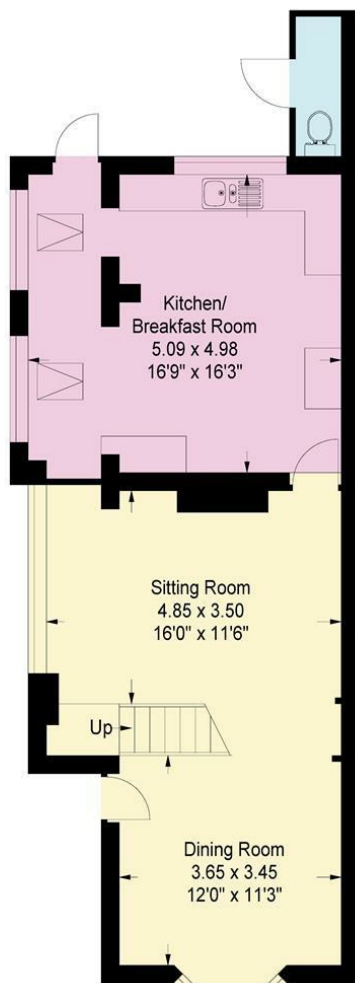
Outside:

To the front there is an off road parking space for one vehicle, gate and further side gate opens to a wide paved pathway to the ;-

Rear Garden:



Outside water tap, light point, outside w.c, large paved patio and pathway leading to a timber built garden shed. Expanse of lawn surrounded by mature shrubs and flower beds.



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

Approximate
Gross Internal Floor Area
House: 103sq.m. or 1109sq.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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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		
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