



Beech Hill Road, Sunningdale

Offers in excess of **£650,000**



## Beech Hill Road, Sunningdale

This spacious 1657 sq. ft, three story, four bedroom town house in Sunningdale is within walking distance of Sunningdale train station, Charters school and Broomhall park.

### FEATURES

Charters school catchment area

1657 sq. ft

Three storey town house layout

Walking distance to Sunningdale train station

Gas central heating

Covered entrance porch



### ACCOMMODATION

Entrance hall

Downstairs cloakroom

Kitchen/dining room

Sitting room

Utility room

Four bedrooms

Two bathrooms

### OUTSIDE

Driveway parking

Garage (reduced size due to part conversion)

Attractive garden



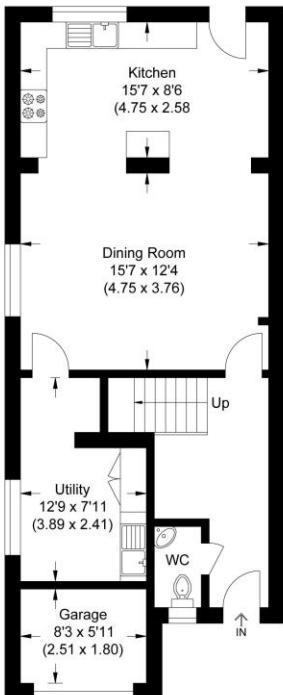
### EPC RATING

C

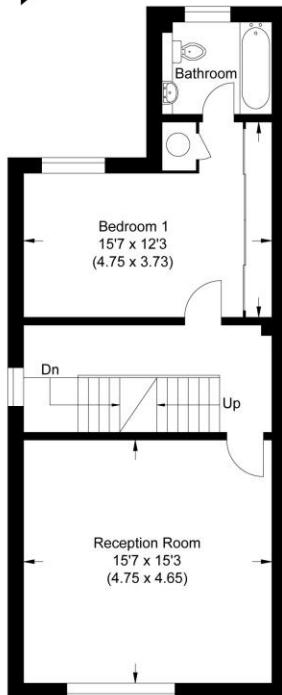
### LOCAL AUTHORITY/COUNCIL TAX

Windsor and Maidenhead – Band E



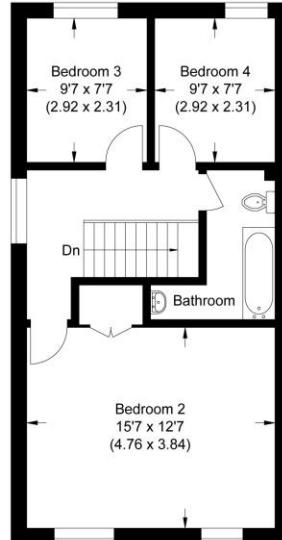


Ground Floor



First Floor

Approximate Gross Internal Area  
154.0 sq m / 1657.64 sq ft  
(Includes Garage)  
Garage Area 4.34 sq m / 46.71 sq ft

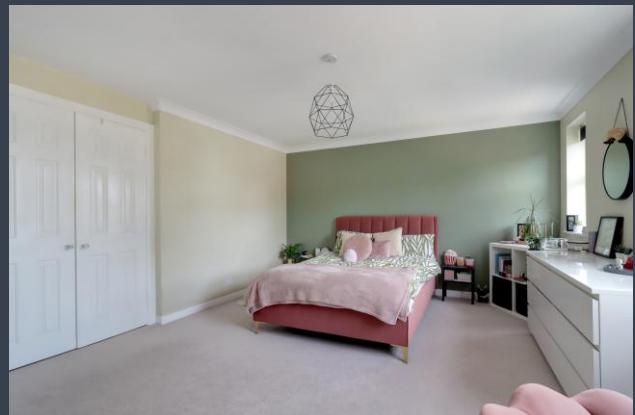


Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

**Disclaimer:** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **SL5 0BW**



**NEWTON ROWE**  
SALES & LETTINGS

The Old Dairy, 7 Updown Hill, Windlesham, Surrey GU20 6AF  
enquiries@newtonrowe.co.uk | 01276 986900