



12 GRANT WALK
SUNNINGDALE

BUCKINGHAMS



12 Grant Walk

Sunningdale • Berkshire • SL5 9TT

£1,220,000 Freehold

A highly attractive detached executive home, re-modelled in 2017 to provide well proportioned, comfortable family accommodation, favourably located in a quiet cul-de-sac within the Charters School catchment area.

- FIVE BEDROOMS
- SPACIOUS RECEPTION HALL
- CHARTERS CATCHMENT AREA
- DOUBLE WIDTH GARAGE
- THREE RE-FITTED BATHROOMS (TWO EN-SUITE)
- DOUBLE ASPECT DRAWING ROOM WITH FIREPLACE
- LARGE OPEN-PLAN KITCHEN/DINING ROOM
- LONDON WATERLOO - 50 MINUTES

IMPRESSIVE RECEPTION HALL • CLOAKROOM • DOUBLE ASPECT DRAWING ROOM WITH FIREPLACE • STUDY • KITCHEN/BREAKFAST/DINING ROOM WITH BI-FOLD DOORS TO REAR GARDEN • UTILITY ROOM • FIVE BEDROOMS • THREE RE-FITTED SHOWER/BATHROOMS • GAS FIRED CENTRAL HEATING • DOUBLE WIDTH GARAGE • DRIVEWAY PARKING • WITHIN TEN MINUTES' WALK OF BOTH CHARTERS SCHOOL & SUNNINGDALE MAINLINE RAILWAY STATION

Description

An attractive detached family home constructed by Martin Grant Homes during the 1980's in a quiet cul-de-sac of detached properties conveniently located close to both Sunningdale Railway Station & Charters School. During 2017 the property was the subject of a comprehensive refurbishment programme to provide spacious & comfortable family accommodation to include an additional shower room to the third bedroom.

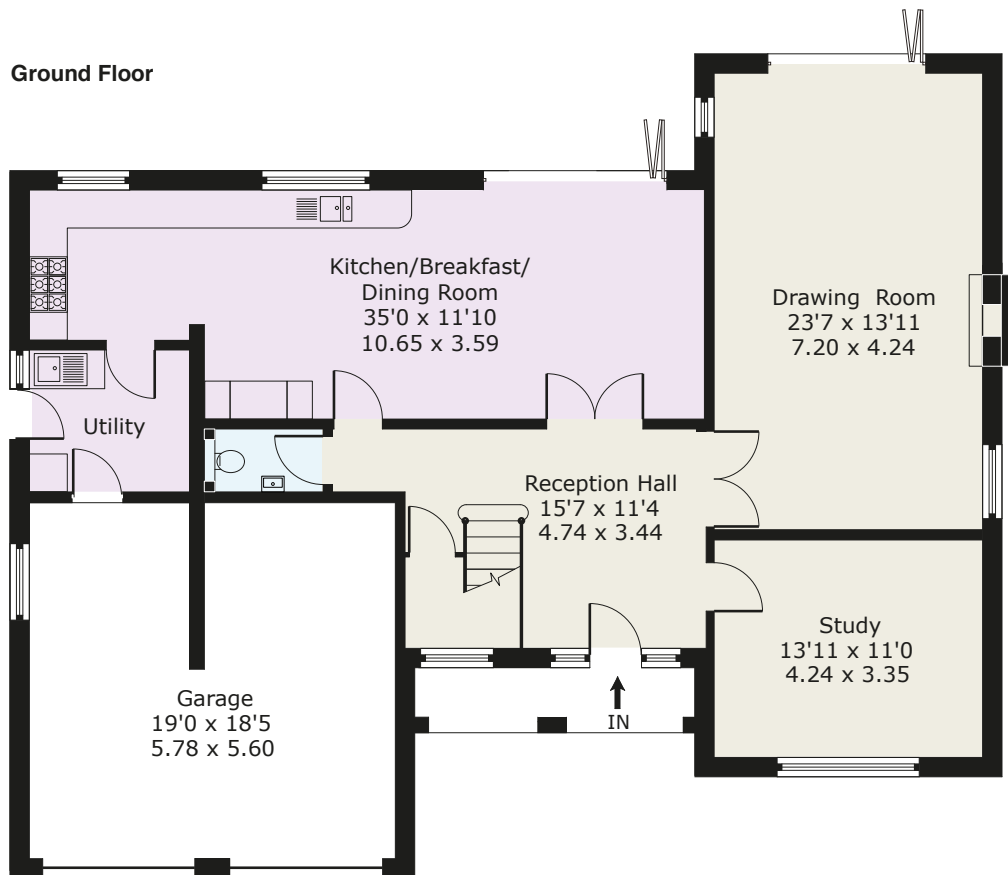
Directions

From Sunningdale Railway Station proceed on the A30 towards Bagshot & Camberley. After approximately half a mile turn right into Devenish Road and then take the second turning on the right into Sunning Avenue. Take the second turning on the right into Chanctonbury Drive and follow the road round to the right into Grant Walk. No.12 will be found on the right hand side.

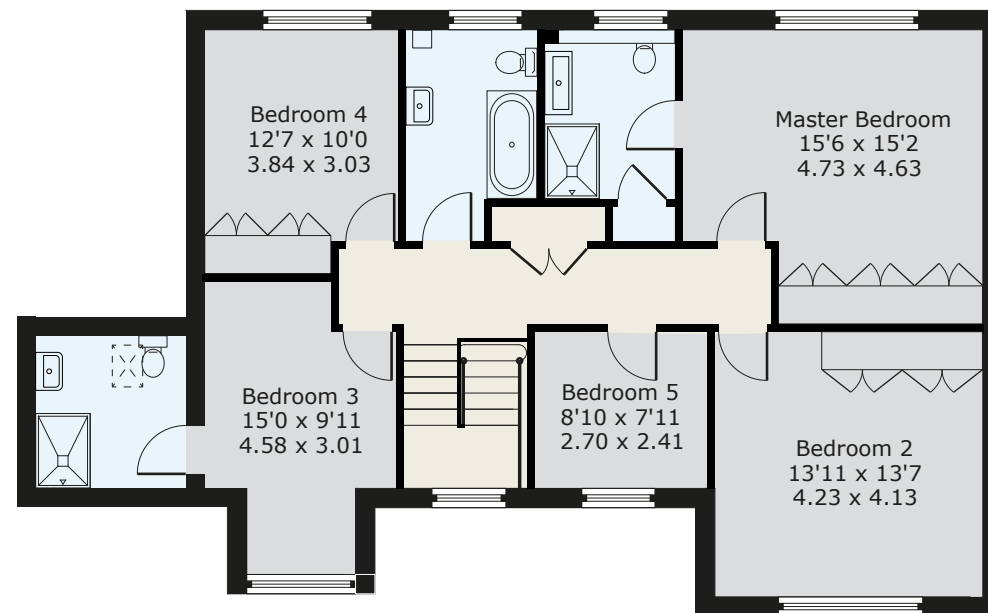
Approximate Gross Internal Floor Area :
 Ground Floor 145 sq m / 1550 sq ft
 First Floor 105 sq m / 1130 sq ft
Total 249 sq m / 2680 sq ft



Ground Floor



First Floor



EPC: E48.

Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: 12GWB010902203 HPI ©2020 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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