



31 BOWDEN ROAD

SUNNINGHILL

BUCKINGHAMS



31 Bowden Road

Sunninghill • Berkshire • SL5 9NJ

£550,000 Freehold

A thoughtfully extended semi detached character home providing superb living space and an adaptable detached garden room/home office, in a sought after location in the heart of Sunninghill village.

- ATTRACTIVE CHARACTER HOME
- FANTASTIC KITCHEN/DINING ROOM
- LARGE DETACHED GARDEN ROOM
- CHARTERS SCHOOL CATCHMENT AREA
- TWO DOUBLE BEDROOMS, SHOWER ROOM
- SOUTH WESTERLY FACING REAR GARDEN
- IN THE HEART OF THE VILLAGE
- ASCOT RAIL STATION 1 MILE APPROX

ENTRANCE HALL • SITTING ROOM • STUNNING OPEN PLAN KITCHEN/DINING ROOM • UTILITY ROOM • CLOAKROOM • TWO FIRST FLOOR DOUBLE BEDROOMS • SHOWER ROOM • REAR GARDEN WITH LARGE DETACHED GARDEN ROOM • OFF ROAD PARKING

Description

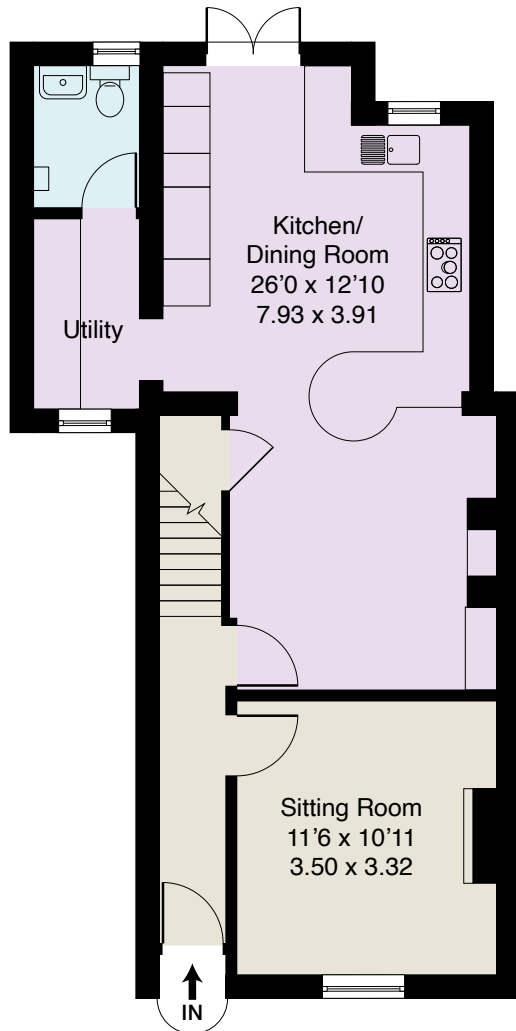
31 Bowden Road has been extended and updated in recent years by the present owners to create the ideal combination of external character and quality internal space suited for modern living; the contemporary detached Garden Room/Office adds an extra dimension to the accommodation on offer, whether for home working or as another reception room.

The location could not be more convenient; being almost at the end of Bowden Road the property enjoys a quiet location yet is a short stroll to all village facilities and we strongly recommend a viewing.

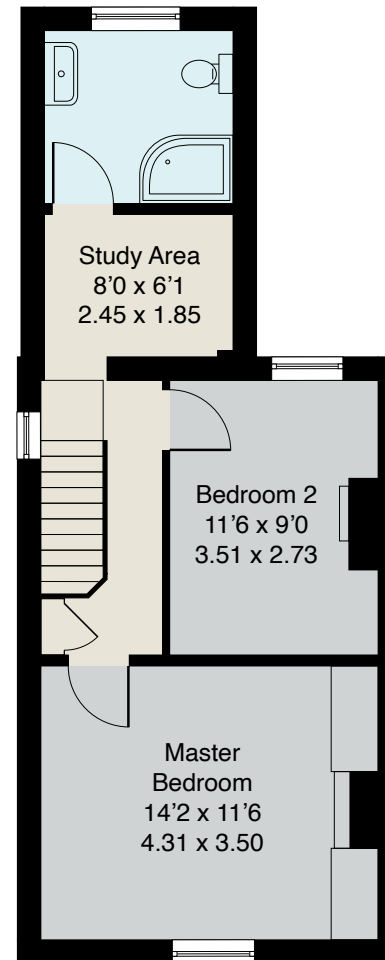
Directions

From Ascot rail station turn right onto Station Hill, continue under the rail bridge and past the South Ascot shopping parade, continuing onto Brockenhurst Road. After approximately one mile take the first exit at the roundabout and follow the road onto Sunninghill High Street; turn left into School Road just before St Michaels primary school, then left again into The Terrace and at the end turn right into Bowden Road where the property will be found on the left hand side. There are car parks on both School Road & Bowden Road.

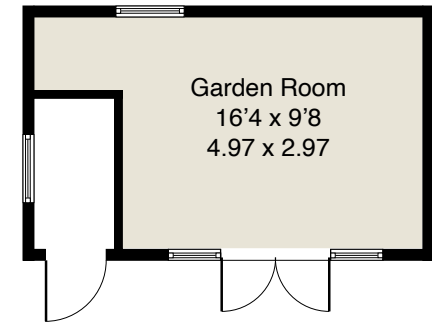
Approximate Gross Internal Floor Area :
 Ground Floor 54.24 sq m / 584 sq ft
 First Floor 41.74 sq m / 449 sq ft
 Garden Room 14.76 sq m / 159 sq ft
Total 110.74 sq m / 1192 sq ft



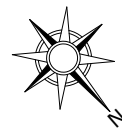
Ground Floor



First Floor



Garden Room



EPC: E52.
 Council Tax Band E
 All Mains Services

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:31BRB012606203 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.

01344 845050

6 STATION APPROACH, VIRGINIA WATER, SURREY GU25 4DL • sales@buckingham.com • www.buckingham.com





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