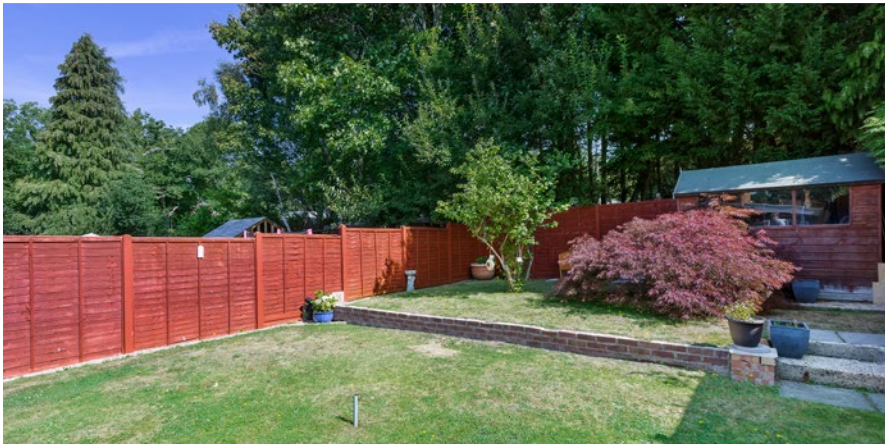




9 CHARTERS WAY
SUNNINGDALE

BUCKINGHAMS



9 Charters Way

Sunningdale • Berkshire • SL5 9QQ

£475,000 Freehold

A three bedroom semi-detached family home with a private, sunny rear garden situated in a quiet cul de sac close to the heart of Sunningdale, just a short walk to the rail station.

- THREE BEDROOM FAMILY HOME
- PARKING FOR SEVERAL VEHICLES
- QUIET CUL DE SAC
- SHOPS & STATION A SHORT STROLL
- OPPORTUNITY TO EXTEND
- PRIVATE SUNNY GARDEN
- CHARTERS SCHOOL CATCHMENT AREA
- LONDON WATERLOO FROM 51 MINS

ENTRANCE HALL • LIVING ROOM • KITCHEN/DINING ROOM • REAR LOBBY • UTILITY ROOM • GROUND FLOOR CLOAK/SHOWER ROOM • THREE BEDROOMS • FIRST FLOOR FAMILY BATHROOM • ATTACHED SINGLE GARAGE • FRONT GARDEN & PARKING FOR UP TO FOUR CARS • PRIVATE REAR GARDEN

Description

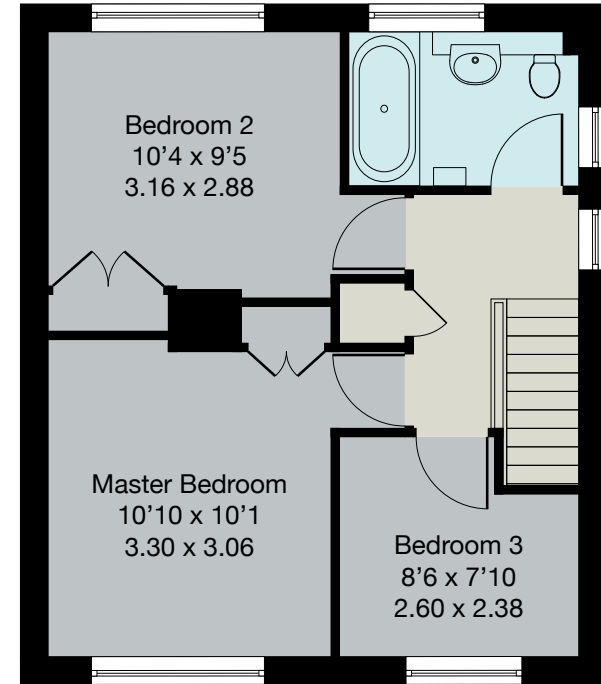
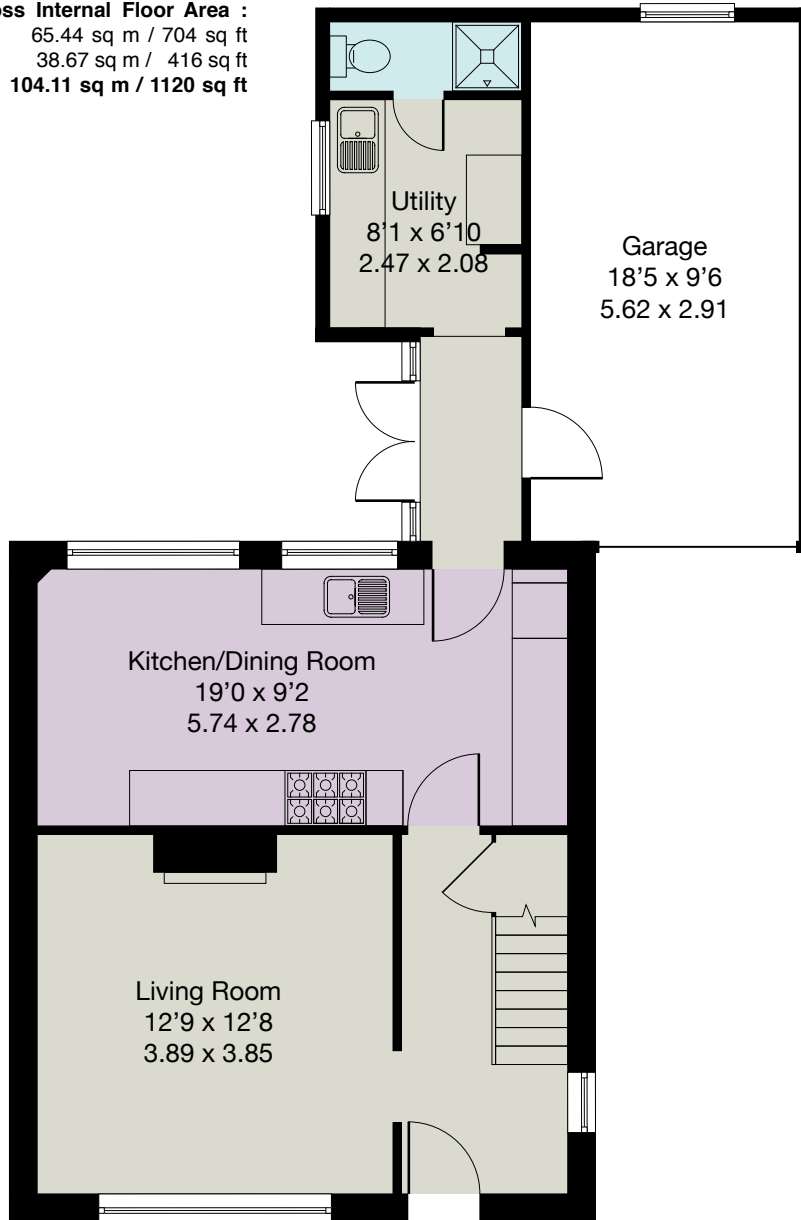
9 Charters Way could not be in a more convenient location; the property is situated in a quiet no through road yet just a few minutes' walk to Sunningdale Rail Station and Waitrose supermarket in once direction and for families, Charters Secondary School is an easy walk in the other direction with the property being right in the centre of the school catchment area.

The property also offers ample potential for extension, subject to the relevant planning permissions, providing ample opportunity for future growth.

Directions

From Sunningdale Rail Station turn right onto the A30 London Road in the Camberley direction and take the first right turning into Charters Road (with the BMW/Mini/Rolls Royce dealership on the corner); a short distance down, turn right into Charters Way where number 9 will be found ahead.

Approximate Gross Internal Floor Area :
 Ground Floor 65.44 sq m / 704 sq ft
 First Floor 38.67 sq m / 416 sq ft
Total 104.11 sq m / 1120 sq ft



EPC: D65.

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: 9CWBO11908203 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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BUCKINGHAMS

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