



WILLOWDALE
SUNNINGDALE

BUCKINGHAMS



Willowdale

Beech Hill Road • Sunningdale • Berks • SL5 0BN

£715,000

Freehold

An individual four bedroom detached family home occupying a mature, private garden in an attractive location within easy walking distance of the village centre, available for sale with no onward chain.

- FOUR BEDROOM DETACHED FAMILY HOME
- MATURE GARDENS TO FRONT, REAR & SIDE
- POPULAR, CHARACTER ROAD LOCATION
- LONDON WATERLOO FROM 51 MINUTES
- AMPLE SCOPE TO EXTEND/ALTER
- DRIVEWAY, TWO SINGLE GARAGES
- WALKING DISTANCE TO VILLAGE CENTRE & STATION
- COUNCIL TAX BAND G

RECEPTION HALL • CLOAK/SHOWER ROOM • LIVING ROOM • SITTING ROOM • DINING ROOM • KITCHEN • UTILITY ROOM • CONSERVATORY • THREE DOUBLE BEDROOMS • SINGLE BEDROOM FOUR • FAMILY BATHROOM • DRIVEWAY TO TWO SINGLE GARAGES • GARDENS

Description

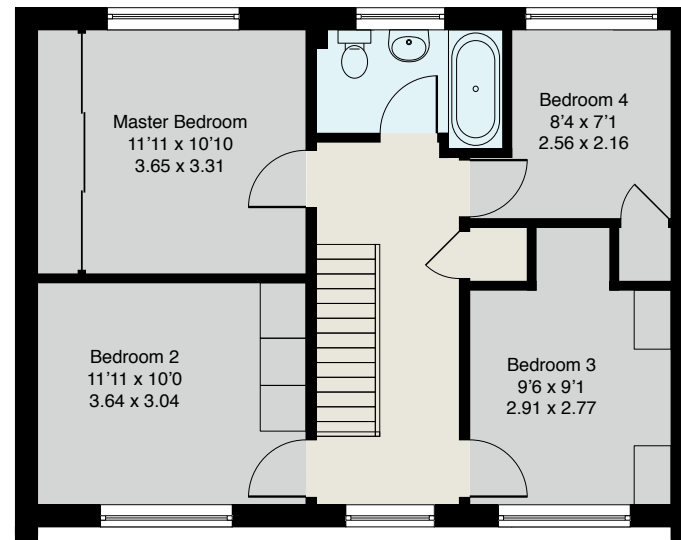
Willowdale is a unique detached home which has never previously been sold, having been built for the current owners in 1968; the property enjoys a wide plot, with a large side garden offering potential buyers huge potential to extend the existing accommodation, which is in need of updating throughout, to create their ideal home.

The location is excellent for families, Beech Hill Road being a popular, quiet road of mainly character homes just a short walk from the village recreation ground, within easy reach of village centre shops, restaurants & rail station plus Charters Secondary School is also within walking distance.

Directions

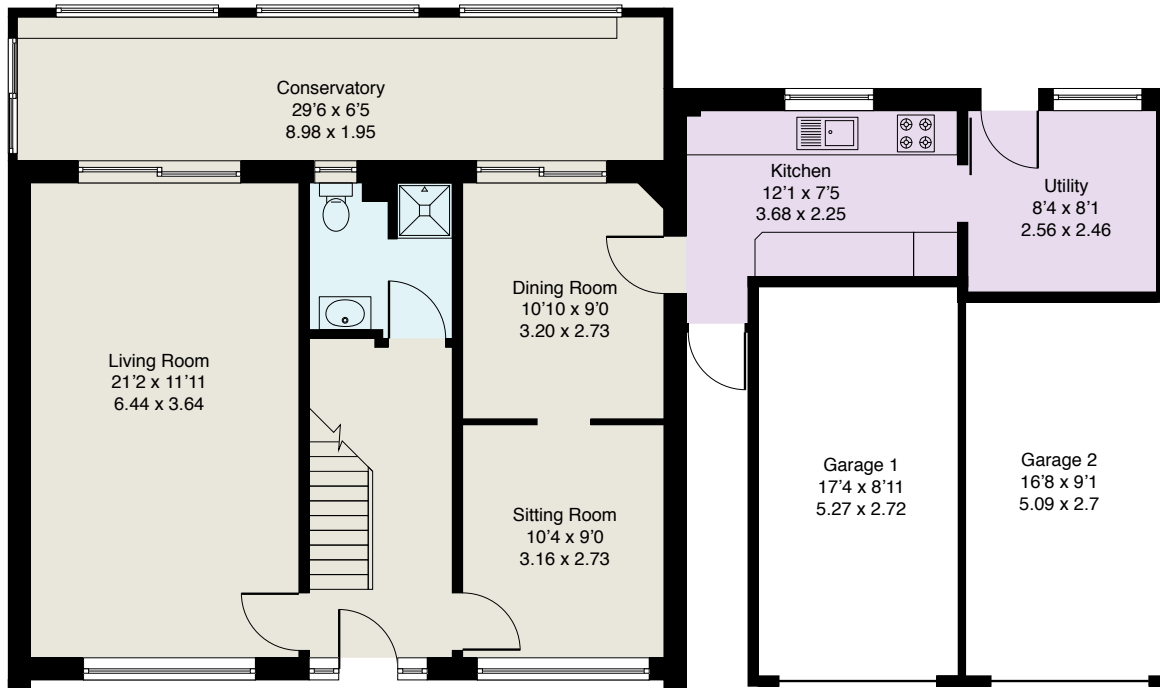
From Sunningdale Rail Station turn right onto the A30 London Road then take the first right hand turn, to the side of the Rolls Royce Dealership, into Charters Road. At the end of the long straight turn right into Dry Arch Road, proceed under the rail bridge and at the end turn left onto Rise Road. Take the next left turn into Beech Hill Road where Willowdale will be found on the left hand side, just before the right hand bend.

Approximate Gross Internal Floor Area :
 Ground Floor 120.95 sq m / 1302 sq ft
 First Floor 55.21 sq m / 540 sq ft
Total 176.16 sq m / 1842 sq ft



First Floor

Ground Floor



EPC: D61.

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: WB011312223 HPI ©2022 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





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