

5 CARDWELL CRESCENT

SUNNINGHILL

BUCKINGHAMS







5 Cardwell Crescent

Sunninghill • Berkshire • SL5 9AW

£765,000
Freehold

A spacious detached family home offering ample scope for extension & updating, enjoying a private South facing mature rear garden & an ideal, quiet location yet being just a short walk to the village centre.

- SPACIOUS LIVING/DINING ROOM
- LONDON WATERLOO FROM 55 MINS
- THREE LARGE DOUBLE BEDROOMS
- AMPLE SCOPE FOR EXTENSION
- FANTASTIC OPPORTUNITY WITH NO CHAIN
- PRIVATE SOUTHERLY FACING REAR GARDENS
- CLOSE TO VILLAGE CENTRE, ASCOT RAIL STATION 15 MINS WALK
- COUNCIL TAX BAND F, ALL MAINS SERVICES

RECEPTION HALL • CLOAK & SHOWER ROOM • SITTING/DINING ROOM • KITCHEN/BREAKFAST ROOM • THREE DOUBLE BEDROOMS • FAMILY BATHROOM • DRIVEWAY TO ATTACHED SINGLE GARAGE • MATURE FRONT & REAR GARDENS

Description

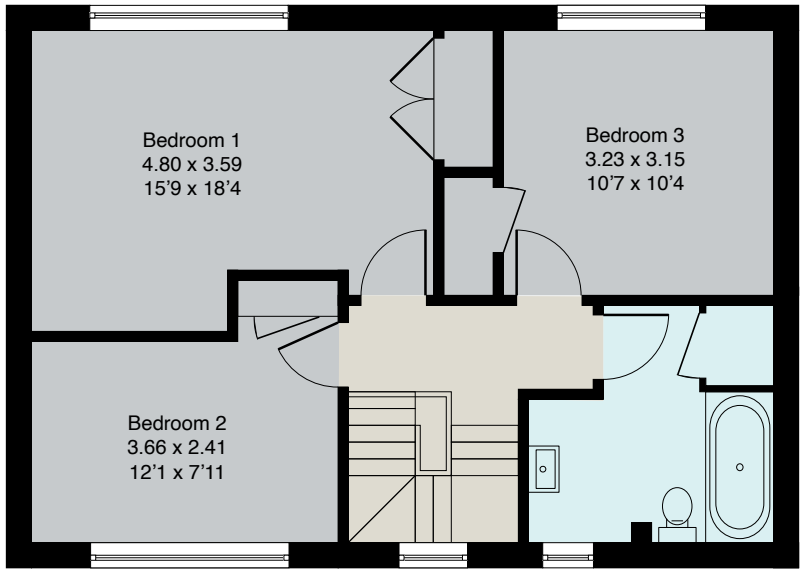
This is a superb opportunity for anyone who is looking to create their ideal home; currently a spacious three double bedroom detached house there is ample room for enlargement, the property has a mature sunny garden and is situated in a very quiet location yet within a short stroll of Sunninghill Village centre shops, restaurants & St Michaels Primary School. Charters Secondary School is also an easy walk and for commuters Ascot Ral Station is within a mile too.

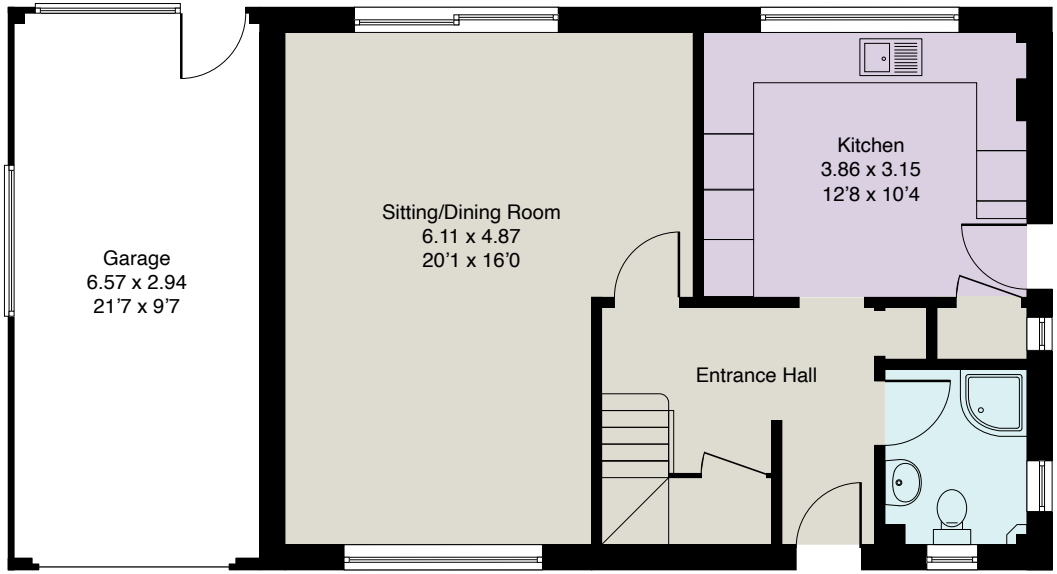
Being available for sale with no onward chain this in our view is truly an opportunity not to be missed.

Directions

From Ascot Rail Station turn right onto Station Hill, continue under the bridge onto Brockenhurst Road passing the parade of shops and the recreation ground to the right; after approximately three quarters of a mile, at the roundabout take the first exit to proceed into Sunninghill Village. Just before crossing the rail bridge turn left off the High Street into Truss Hil Road and at the end of the long straight, just after the road bends to the left turn left into Cardwell Crescent; no. 5 will be seen straight ahead.

Approximate Gross Internal Floor Area :	
Ground Floor	75 sq m / 807 sq ft
Garage	53.86 sq m / 580 sq ft
Total	**128.86 sq m / 1387 sq ft**







EPC: C.69
COUNCIL TAX BAND F
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: 8RB01080425 HPI ©2025 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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