



Fox House

69 Upper Village Road, Sunninghill

EDWARDS & ELLIOTT

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69 Upper Village Road, Sunninghill, SL4 7AJ

Guide Price: £825,000

*CHARACTER HOME * REFURBISHED THROUGHOUT *
RECEPTION HALL *STUDY * SPLIT LEVEL
LIVING/DINING ROOM * MODERN KITCHEN/
BREAKFAST ROOM WITH BI-FOLD DOORS ONTO
PRIVATE GARDEN * MASTER BEDROOM WITH EN-
SUITE *THREE FURTHER BEDROOMS * BATHROOM *
PLANNING PERMISSION FOR THIRD BATHROOM *
PARKING FOR THREE CARS * GAS CENTRAL HEATING *
DOUBLE GLAZING * VILLAGE LOCATION * CHARTERS
CATCHMENT AREA *



Description:

An attractive character four bedroom home which has been completely modernised and refurbished throughout. With spacious reception hall, study and split level living/dining room, spacious integrated kitchen/breakfast/family room with bi-fold doors to private garden. Upstairs there are four bedrooms and two luxury bathrooms, one being en-suite to the master bedroom and planning permission for a third bathroom has been granted. There is gas central heating and double glazing throughout and parking for three cars.


Situation:

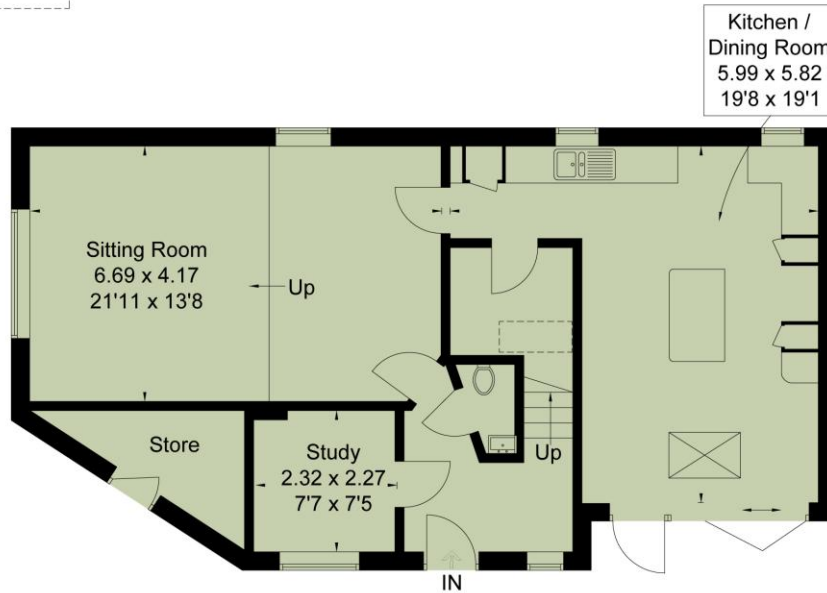
The house is situated in the centre of Sunninghill Village a short walk of the High Street and shops. There are mainline railway stations at both Ascot and Sunningdale which are within a short drive. There are good motorway connections including the M3, M4 and M25 and easy access to Heathrow airport. Excellent sporting facilities available in the area include golf at Wentworth and Sunningdale and Ascot with its famous racecourse and polo at Smiths Lawn. The area is also well catered for by strong independent and state schools.



Approximate Gross Internal Area = 136 sq m / 1464 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



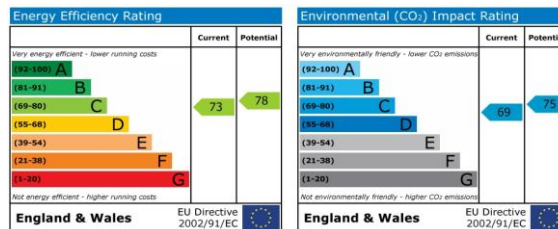
First Floor

FLOORPLANZ © 2014 0845 6344080 Ref: 130047

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Whilst these particulars are believed to be correct, no guarantee can be given to the measurements, appliances or services. It is our recommendation that all are tested prior to purchase. These particulars are not intended to form any part of a contract.