



BRECKENRIDGE LETTINGS

Halfpenny Lane, Sunningdale, SL5



A stunning 3 bedroom semi-detached property located in the heart of Sunningdale village with versatile accommodation, parking for 2 cars and walking distance to shops and station

Available - 16/01/2024

£3250 Per Calendar Month

Unfurnished



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- Three Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Garden
- Outside Office/Gym
- Walking Distance to Shops and Station





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 71, Potential 84
Environmental Impact (CO₂) Rating: Current A, Potential A

All viewings are strictly by appointment or by e-mail.

Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental and security deposit there is a charge for the tenancy agreement and an Inventory/Check-in procedure.

These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

Email: contact.us@breckenridge-lettings.co.uk

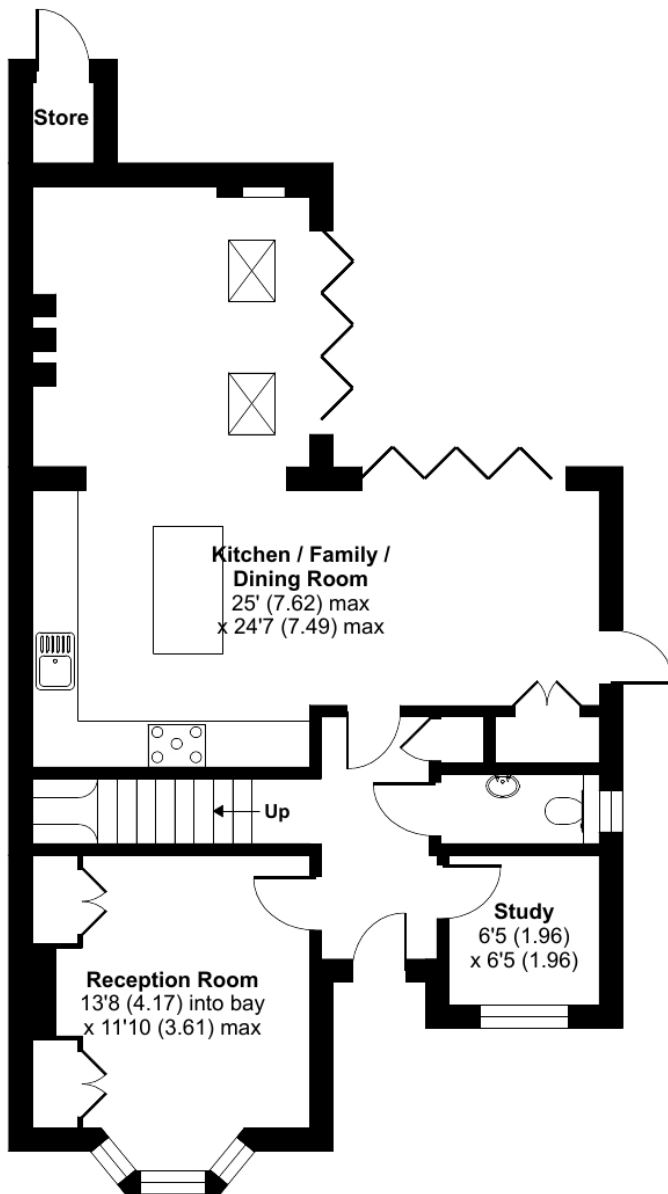
Halfpenny Lane, Ascot, SL5

Approximate Area = 1468 sq ft / 136.3 sq m

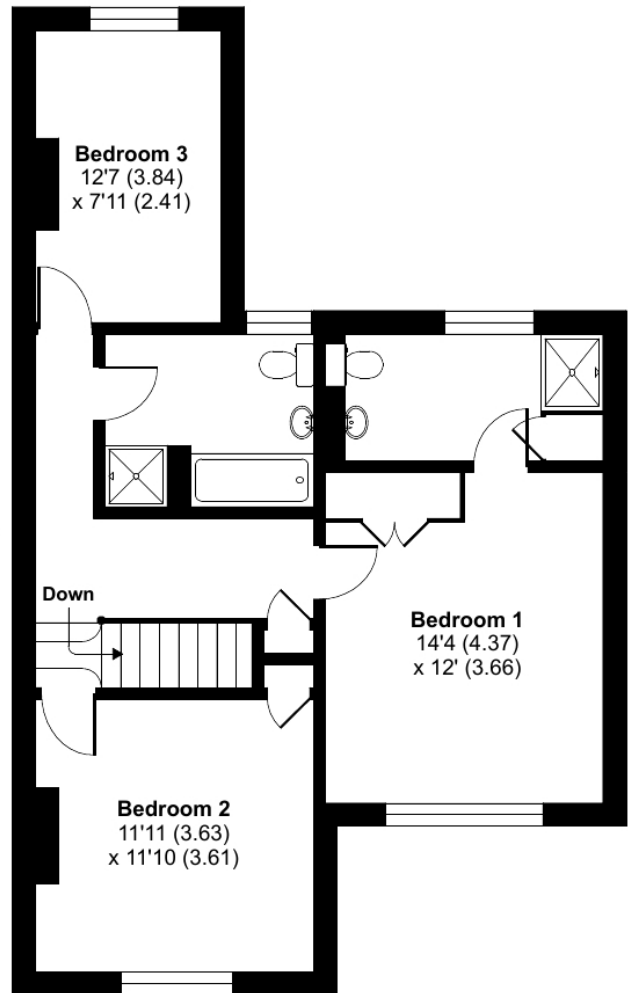
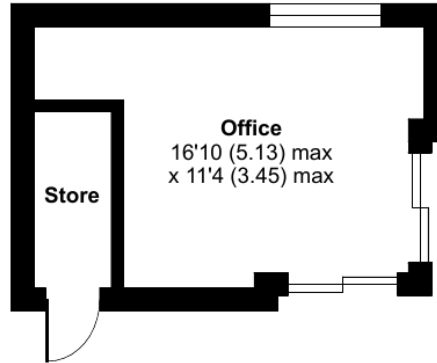
Outbuilding = 181 sq ft / 16.8 sq m

Total = 1649 sq ft / 153.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Breckenridge Lettings Ltd. REF: 812571