



BRECKENRIDGE
LETTINGS

Holmes Close, Sunninghill, SL5



A beautifully presented family home tucked away in a quiet cul de sac within walking distance of Sunninghill Shops and Restaurants. This charming property has a stunning Cinema Room and a Triple Garage with a self contained Annexe above.

Available - Immediately

£7000 Per Calander Month

Unfurn / Part Furn



BRECKENRIDGE LETTINGS

- Five Bedrooms
- Four Bathrooms
- Drawing Room
- Dining Room
- Large Eat in Kitchen/Family Room
- Large Cinema Room





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(10-100) A	
(81-91) B		(91-91) B	
(69-80) C		(80-80) C	
(55-68) D		(68-68) D	
(39-54) E		(54-54) E	
(21-38) F		(38-38) F	
(1-20) G		(20-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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

Holmes Close, Ascot, SL5

Approximate Area = 3319 sq ft / 308.3 sq m (includes garage)

Limited Use Area(s) = 17 sq ft / 1.5 sq m

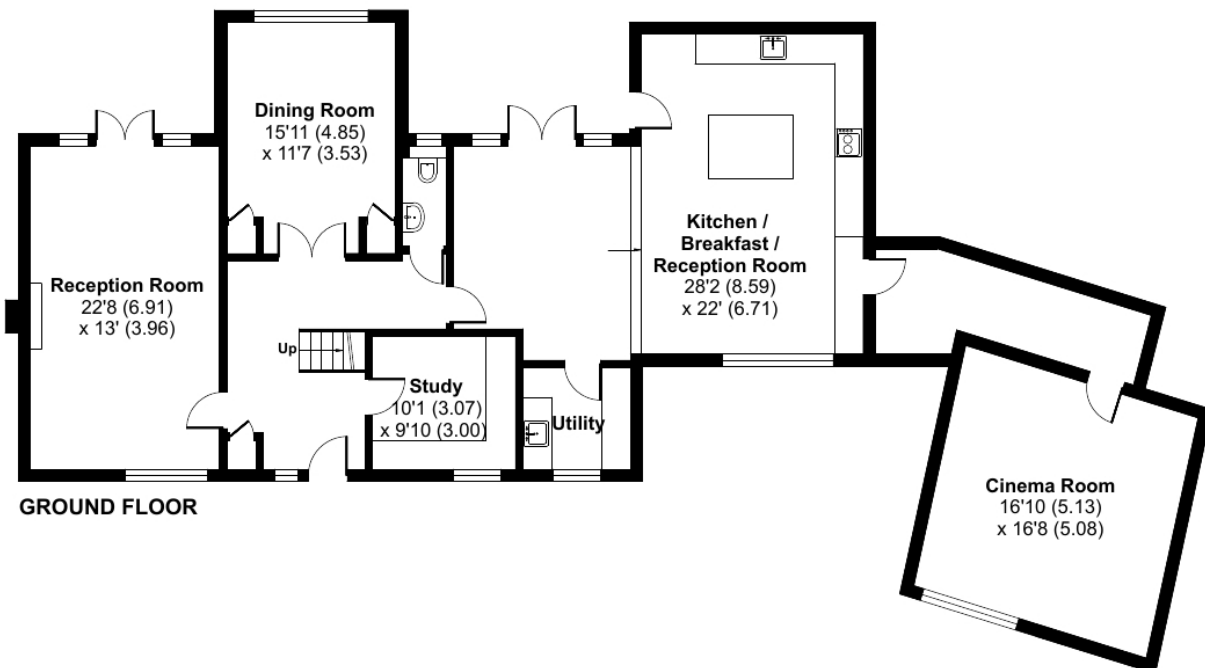
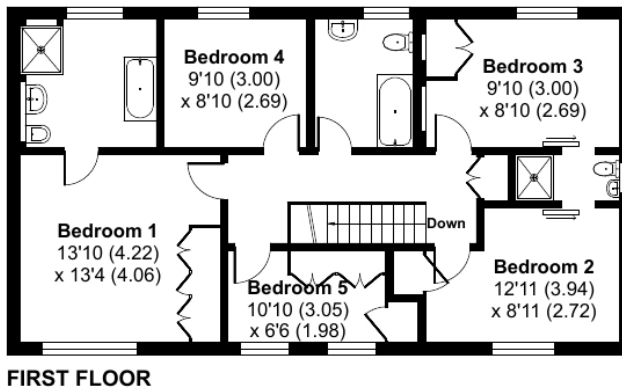
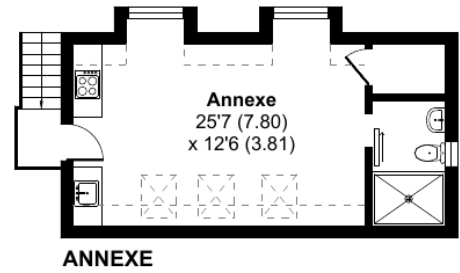
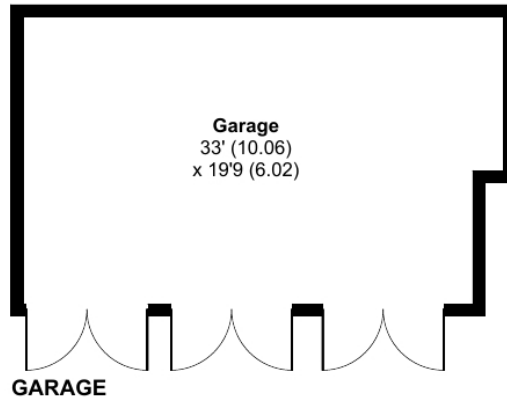
Annexe = 317 sq ft / 29.4 sq m

Total = 3653 sq ft / 339.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Breckenridge Lettings Ltd. REF: 984852