A beautifully presented character home offering truly excellent family accommodation, conveniently situated in the heart of Sunninghill village.

- LOVELY CHARACTER HOME
- FOUR LARGE BEDROOMS
- SUNNY, SOUTH WEST REAR GARDEN
- SUPERB LOCAL FACILITIES
- FANTASTIC LIVING SPACE
- THREE BATH/SHOWERS
- IN THE HEART OF THE VILLAGE
- CHARTERS SCHOOL CATCHMENT

**Description**

41 Kings Road has been thoughtfully extended & completely renovated to a superb standard including localised underfloor heating & high quality kitchen appliances, to provide lovely ground floor space ideal for modern living and entertaining, along with four very good sized bedrooms; the orientation is perfect with the rear garden being of a bright, South West facing aspect and the position could not be more convenient, just a short stroll to High Street shopping facilities and the village school.

**Directions**

From Sunningdale Rail Station turn left onto the A30 London Road, proceed over the level crossing and turn first left into Broomhall Lane. After passing the recreation ground on the left hand side this road becomes Rise Road; follow the road up & over the hill into Sunninghill village, after going round the ‘S’ bend and passing Pembroke Close on the left, 41 Kings Road will be found on the left hand side on the corner of Queens Road.
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.

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Approximate Gross Internal Floor Area:
- Ground Floor: 85 sq m / 916 sq ft
- First Floor: 85 sq m / 918 sq ft
- Total: 170 sq m / 1834 sq ft

EPC: D59

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