



Cross Road  
SUNNINGDALE, SL5

yoodle<sup>®</sup>  
*Success and nothing less*

A spacious proportioned five/six bedroom family home with four bathrooms and located in the heart of Sunningdale.



Set behind electric gates, this impressive five/six bedroom family home is situated on an exclusive road beside Sunningdale Golf Club which is just a short walk to Sunningdale village and mainline station.

Downstairs comprises a drawing room, formal dining room, family room, study, downstairs wc and utility room. Completing the ground floor is a large recently refurbished kitchen/breakfast room which really is the heart of the home and boasts an atrium ceiling to the breakfast area which overlooks the garden.

Upstairs comprises five bedrooms, three of which have en suite bathrooms and there is also a family bathroom. There is an abundance of fitted cupboards. To the top floor is a large open plan room which would be ideal as a games room or for a live in nanny.

Externally there is a private enclosed rear garden which is mature and well kept and not overlooked. There is also a double garage and driveway parking for several cars.

Offered unfurnished and available end of October. Viewing recommended.



# CROSS ROAD, SUNNINGDALE, SL5 9RX

£6,000 PER MONTH

Local Authority: Royal Windsor & Maidenhead

Council Tax Band: H

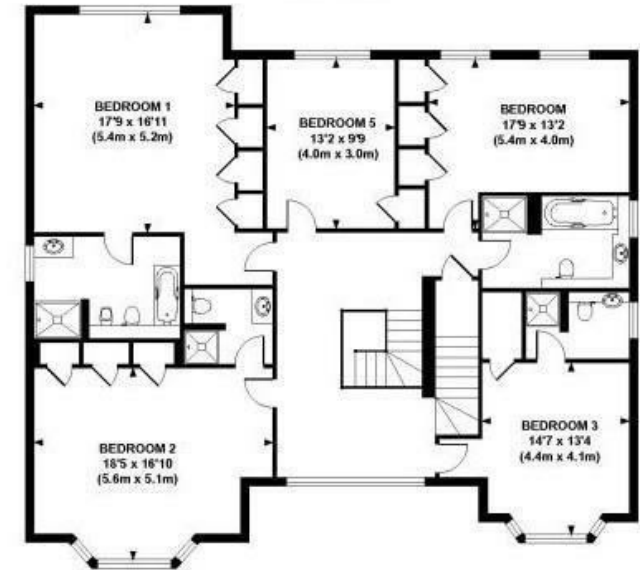
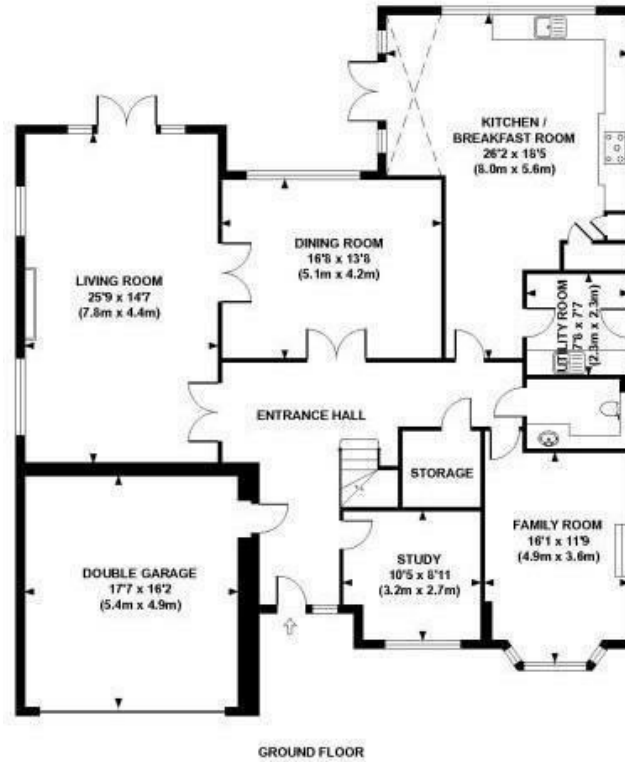
Furniture: Unfurnished

Parking: Off street

Available Date: 30th October 2023

TOTAL APPROX. FLOOR AREA 4500.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small>			
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>			
<small>Not energy efficient - higher running costs</small>			
<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	



**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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