



59 SILWOOD ROAD SUNNINGDALE, SL5 0LR

**OFFERS IN EXCESS OF £475,000
FREEHOLD**

Nestled on the charming Silwood Road in Sunningdale, this delightful Victorian end terrace cottage offers a perfect blend of modern comfort and classic character. Spanning 757 square feet, the property has been thoughtfully updated by the current owners, ensuring a warm and inviting atmosphere throughout.

HP.

H PRESTIGE ESTATES

59 SILWOOD ROAD

- Character Cottage • 0.9 Miles to Sunningdale Station • Rear views onto fields • Side Access • Scope for extension (stnc) • Cosy living with fireplace • Offered with a closed onward chain • Double bedrooms with storage • Private garden with patio • Great proximity to local schooling



Upon entering an enclosed porch provides space for coats and shoes, you are then greeted by two spacious reception rooms, the living area boasts a working fireplace, ideal for cosy evenings in. The wood panelled walls add a touch of elegance, creating a homely feel. The open plan kitchen is a true highlight, featuring a gas range cooker, a farmhouse-style sink, and modern conveniences such as a fitted dishwasher and washing machine. There is separate dining space with french doors leading out onto the patio. The ground floor also includes a convenient downstairs toilet.

Ascending to the first floor, you will find two generously sized double bedrooms, both equipped with built-in wardrobes, plantation shutters and decorated in neutral tones, providing a serene retreat for rest and relaxation. The family bathroom is well-appointed, catering to all your needs.

Outside, the property boasts a lovely garden with private side access, offering a delightful patio area perfect for entertaining guests or enjoying a quiet moment in the sun. The garden also features a shed for additional storage. From the rear aspect, you can enjoy picturesque views over the fields, adding to the tranquil setting of this charming home.

This end terrace cottage is an ideal choice for those seeking a blend of modern living and traditional charm in a sought-after location.



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ADDITIONAL INFORMATION

Local Authority – RBWM

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 757.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	100+
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	53
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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