



Chieveley Mews, London Road  
Sunningdale, Berkshire, SL5





# A terraced house, close to amenities, with garden & garage EPC: D

3 Bedrooms | Bathroom | Hall | Sitting/dining room | Conservatory | Kitchen | Garden | Garage (in block)

**Guide Price £429,950 Freehold**

## Description

Conveniently located for access to local amenities including Waitrose and the railway station. The property provides an open plan reception room with double aspect, which leads through to a conservatory at the rear and overlooking the garden. To the first floor are 3 bedrooms and bathroom.

In addition, the property also has a garage, which is located in a block adjacent to the property.

## Outside

There is a courtyard garden to the rear, which is mainly paved with all boundaries well defined. The garage is located within a block to the rear of the property.

## Location

The property is ideally located for Sunningdale village and station, with the M3 to the south, M4 to the north and M25 to the east, providing excellent road links to Central London, the West Country and Heathrow airport, with terminal 5 about 11 miles away.

The local area offers fantastic sporting and leisure facilities including several world class golf courses, health and tennis clubs leisure centres and swimming pools, a dry ski slope and ice rink, horse racing at Ascot, cinema complexes, polo at three of the countries leading clubs and beautiful country walks in the Windsor Great Park.

There is also a good selection of both state and private schools including being in catchment for Charters and close by to Hall Grove, Coworth Flexlands, St Marys, The Marist, St Georges, Eton ACS and TASIS.

## Additional Information

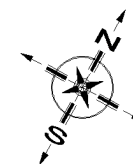
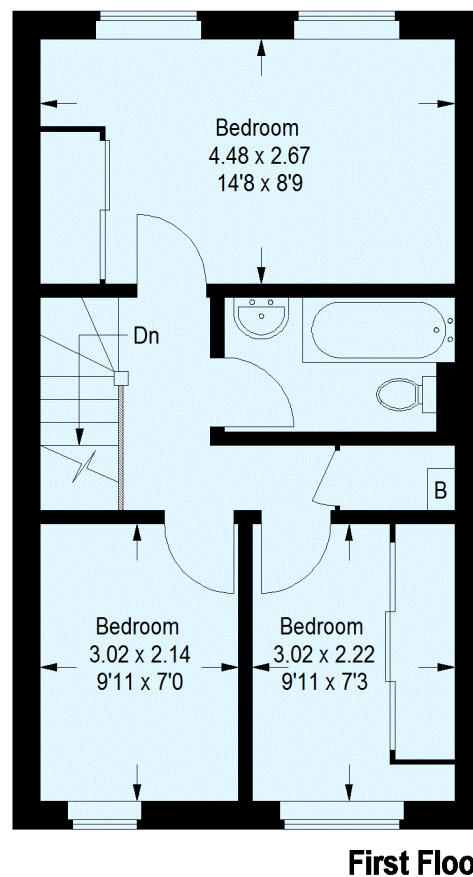
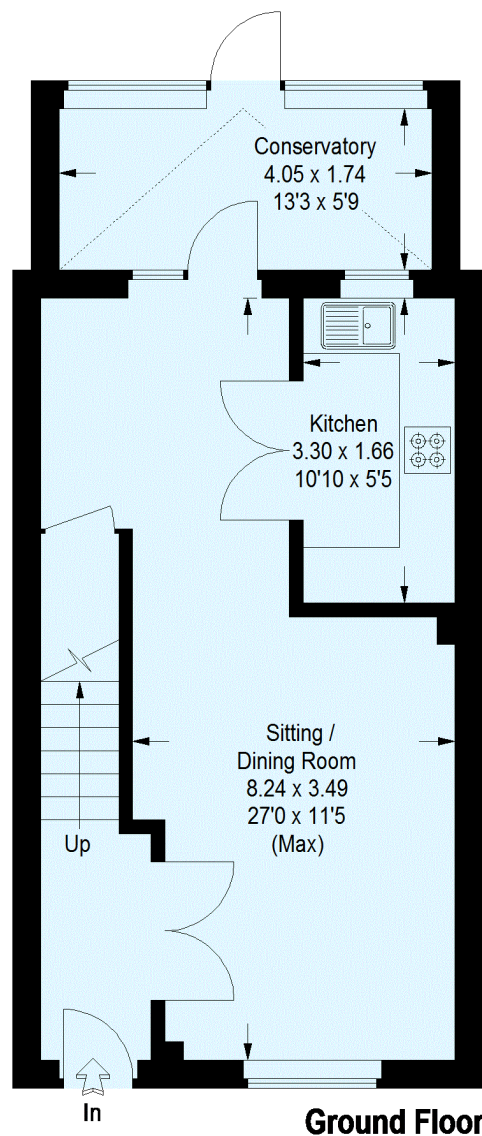
Agents Note: Some internal pictures taken in 2016



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Chieveley Mews, Sunningdale, Berkshire

Approximate Gross Internal Area  
83 sq m / 893 sq ft



FLOORPLANZ © 2013  
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This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows & door openings are  
approximate.  
Whilst every care is taken in the  
preparation of this plan, please  
check all dimensions, shapes &  
compass bearings before making  
any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



