



BRECKENRIDGE
LETTINGS



Sunning Avenue, Sunningdale, SL5



Stunning 4 bedroom family home with 1 bedroom annexe offering spacious and versatile living in one of Sunningdales most sought after locations. Set behind gates and within walking distance of local shops and Sunningdale Station it is also a perfect location for the sought after Charters School.

Available - Immediately

£7500 Per Calendar Month

Unfurnished



BRECKENRIDGE LETTINGS

- Four Bedrooms
- Four Bathrooms
- Open Plan Kitchen, Dining and Family Room
- One Bedroom Annexe above Garage
- Walking Distance of Local Shops and Station
- Gated





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	73		81
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

All viewings are strictly by appointment or by e-mail.

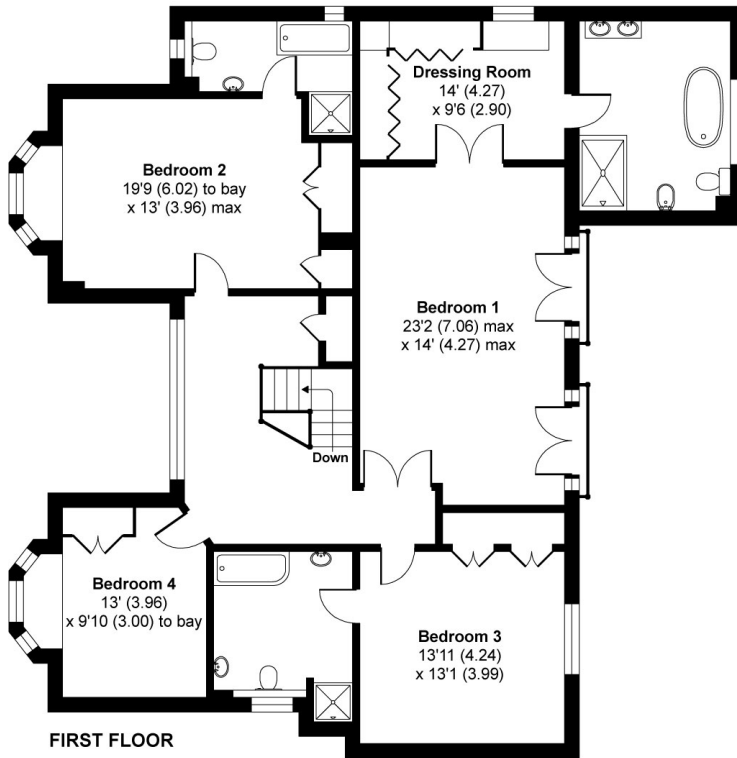
Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental 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.

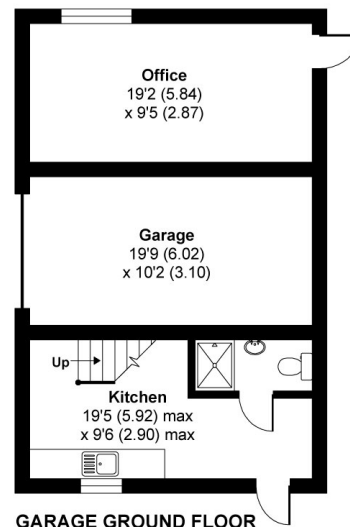
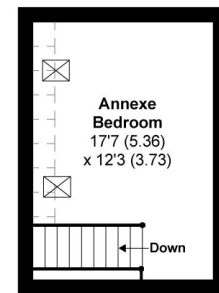
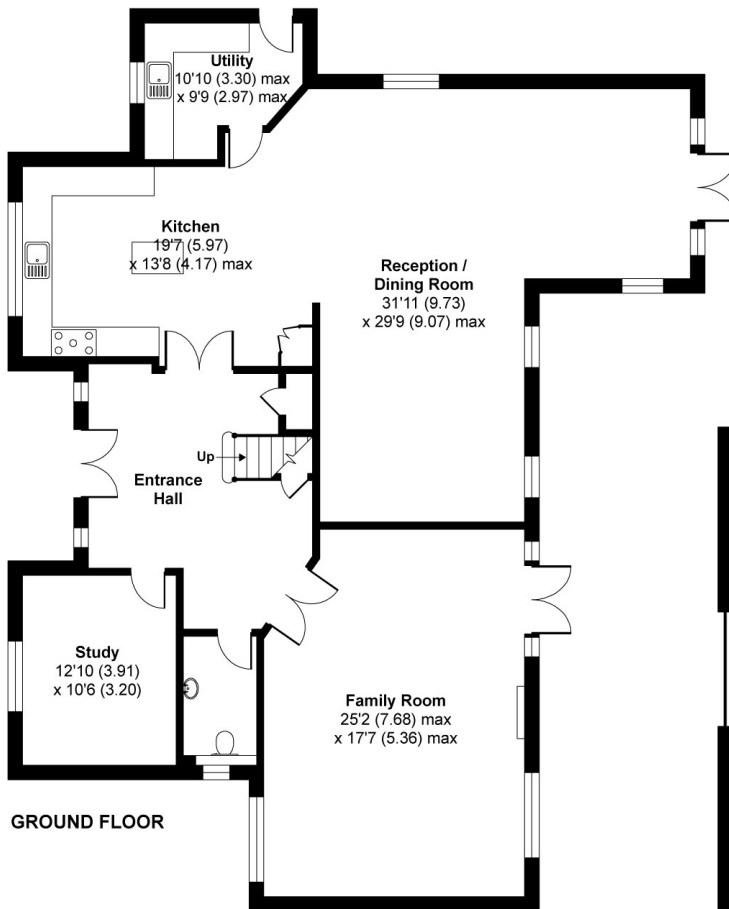
Email: contact.us@breckenridge-lettings.co.uk

Sunning Avenue, Ascot, SL5

APPROX. GROSS INTERNAL FLOOR AREA 4283 SQ FT 397.8 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.