



INCORPORATING  
**Waterford's**  
Residential Sales & Lettings

2 Cedar Drive, Sunningdale, SL5 0UA

£895,000



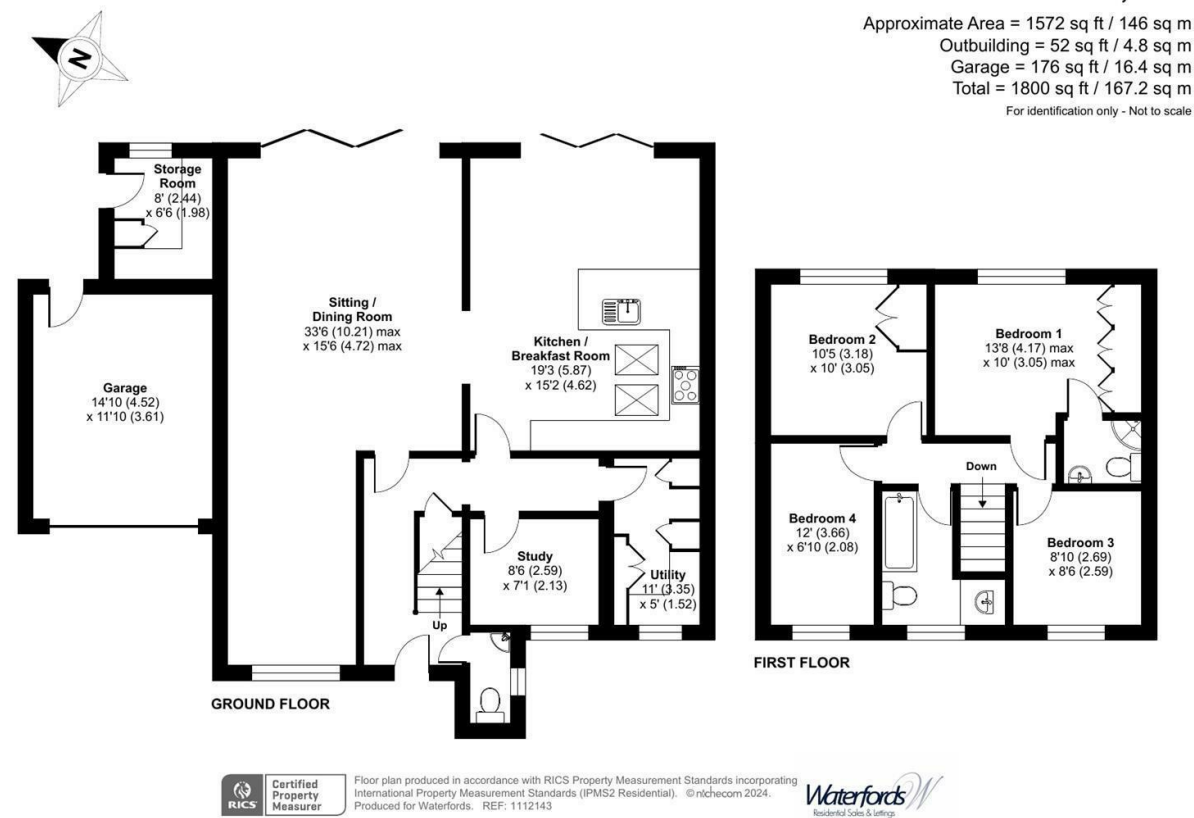
## 2 Cedar Drive, Sunningdale, SL5 0UA

Rarely available in this location is this extensively improved and remodeled four bedroom, two bathroom house that still has scope for further extension if so desired. The full depth front to back space with separate living and dining area, large well-appointed kitchen/breakfast room both have large tri/quad fold doors that open onto the rear garden. A study, utility and cloakroom WC complete the accommodation. Entering through the covered porch and replacement double glazed front door you will find yourself in the entrance hallway providing access to the first floor and to the doorways of the downstairs rooms. The Kitchen/Breakfast room features a vaulted ceiling with skylight windows providing lots of light into the kitchen area which is especially well fitted with plenty of units and worksurfaces. A generous space is suitable for a family size dining table and chairs and has adjacent glazed doors overlooking the garden. An opening from the kitchen provides access to the spacious Sitting/Dining room that is double aspect with sliding doors. An adequate study, useful Utility room plus a Cloakroom W/C complete the accommodation to the ground floor. To the first floor the accommodation boasts four good size bedrooms: two double bedrooms, two being good size for single bedrooms. The master bedroom features an en-suite shower room and this is accompanied by a well appointed family bathroom. Further noteworthy features of this fine home include full double glazing, a gas fired central heating system, efficient solar water heating system and a three camera alarm system with an alarm and cell phone worldwide monitoring facility.

A particular feature of this pleasing family home is very private, low maintenance but very attractive walled rear garden that has several paved patio areas that are ideal for sitting at garden table and chairs enjoying the space that is ideal for feature plants within ornamental pots.



Floor Plan



Features

- Generous size living room/dining room
- Substantial kitchen/breakfast room
- Four bedrooms
- Study
- Utility Room with aerated larder & water softener
- Family bathroom plus En suite to master bed
- Cloakroom WC
- Large single garage & generous parking
- Short, level walk of Sunningdale mainline Station
- Potential to extend over garage

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Tenure - Freehold    Council Tax Band - F



