



Sunningdale, DH1 3WB
4 Bed - Student Property
£185 Per Week

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***** STUDENT PROPERTY - EXCLUDING BILLS *****

Off South Road, a few minutes' walk from the University and the City, next to the new colleges, this modern, large house is situated on a green, former golf course, now a small, exclusive estate. It has a detached garage and ample parking on the drive and on the street. There is a good sized, pretty, lawned garden at the rear. The house was newly built five years ago and is double glazed, well insulated, cosy, and economical to heat. High quality carpets are fitted to all floors in halls, stairs, lounge and bedrooms, professionally cleaned annually. The house was restored to perfect condition in 2025, when décor of walls, windows, woodwork and doors were deeply cleaned and painted. The front door leads to an inner hall with study to the left and downstairs loo to the right. A utility cupboard houses the washing machine and modern, highly efficient gas boiler. There is a quality kitchen, with oven, hob, built in fridge/freezer, dishwasher and plenty of cupboards, all professionally cleaned annually. From the kitchen is a light filled, open plan sitting and dining room, comfortably furnished with sofa, chairs, smart TV, dining table and with French doors leading to the garden. Furniture, curtain, carpets in every room and on hallways, landings and stairs are of high quality and in immaculate condition. There are four equally large, beautifully furnished, double bedrooms, each with large wardrobe, double bed, desk, chair and carpet. They share a bathroom between only two rooms each. The two bathrooms are smart and stylish, also in perfect condition, professionally renewed every year.

EPC Rating - B

BOND £600 | £185 PER WEEK PER STUDENT | 12 MONTHS TENANCY

* Video tour from 2020. Property may be subject to slight alternations or changes.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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