



18 Evergreen  
Cross Road, Sunningdale, Berkshire

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# 18 Evergreen Cross Road Sunningdale Berkshire SL5 9FF

An immaculately presented first floor, 3-bedroom apartment, in a prestigious gated development

M3 (Jct 3) 3.5 miles, Sunningdale station 0.4 mile (54 minutes to London Waterloo), Ascot High Street 2.7 miles, Heathrow Airport (T5) 9.4 miles, Central London 27 miles

Reception hall | Sitting/dining room | Kitchen  
Principal bedroom with en suite shower room  
2 Further bedroom | Bathroom | Balcony  
Passenger lift | 3 Parking spaces (2 within the grounds, 1 underground) | Large storage unit  
Communal gardens | EPC rating B

## The property

Offering a bright and airy living environment, the apartment provides stylish interior design and an elevated first floor position within the sought-after Evergreen residential building.

On entering, the spacious reception hall presents a flavour of the refined presentation on offer within this appealing apartment, with smart storage solutions providing a hide-away for outdoor wear and domestic paraphernalia. The well-proportioned sitting/dining room is filled with natural light courtesy of French doors to a south-east facing balcony which provides a seamless transition from the inside to the outside, creating a valuable extension to the home. There is ample space for a relaxed seating area and a sociable dining zone in this convivial reception room. Fitted with an extensive range of sleek wall and base level cabinetry, the adjacent kitchen features stone work surfaces and integrated appliances.

The bedroom accommodation is positioned at the opposite aspect of the apartment, away from the reception areas, and includes a principal bedroom with fitted wardrobe storage and a luxurious en suite shower room. The second bedroom also has excellent storage facilities, with a third bedroom offering options for use as a home office, if required; there is also a contemporary bathroom featuring slate-effect wall tiling.

## Outside

An electric vehicular gate is set with brick pillars at the entrance to the development providing security to the apartments, with majestic mature trees to the boundaries of the setting creating a sense of leafy seclusion. A driveway leads to the underground car park where one space is allocated to the apartment, along with a large storage unit which provides useful safe-keeping of additional possessions. Two further parking spaces within the grounds are allocated to the apartment. The communal gardens are beautifully-maintained with areas of lawn, clipped low-level hedging and deep borders planted with a colourful selection of mature shrubs and perennial plants. Number 18 has the advantage of access out onto a balcony which provides the perfect setting in which to sit, relax and dine alfresco.

## Location

Evergreen is conveniently situated within half a mile of Sunningdale station and the day-to-day shopping amenities provided by the village, which include a Waitrose supermarket.

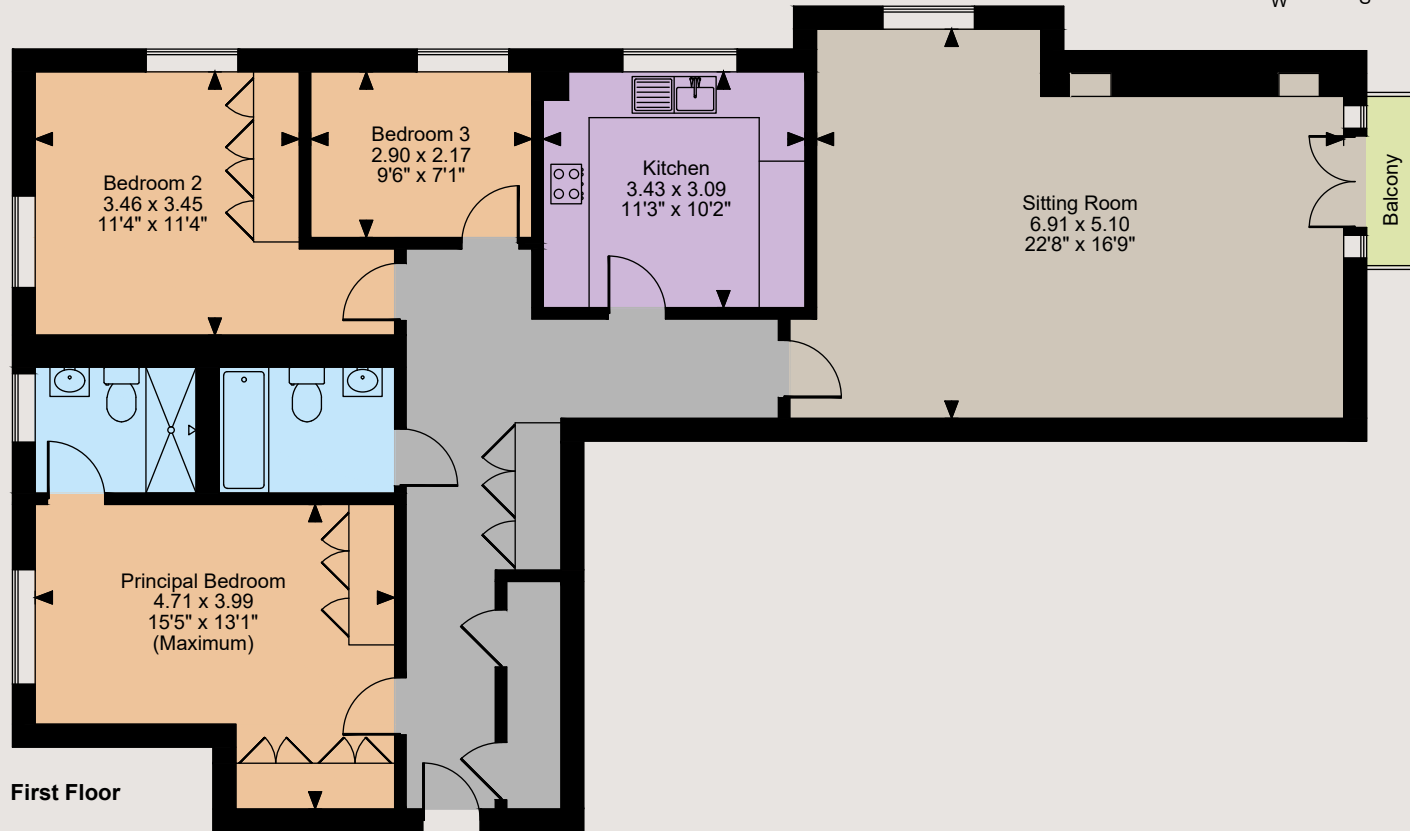
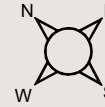
Golfing-enthusiasts will be delighted to find themselves located a mere 160 metres from the prestigious Sunningdale Heath Golf Club, which also offers a popular Clubhouse. The nearby towns of Windsor, Woking, Guildford and Reading offer extensive shopping and leisure facilities, whilst road-users have easy access to the M3 motorway which provides a direct route to the major road networks including the M25 for access to Heathrow Airport.







Floorplans  
House internal area 1,190 sq ft (111 sq m)  
For identification purposes only.



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Location (cont.)

There is good choice of independent, international and state schools in the vicinity, including Charters School, The Marist Schools, St Georges, St Mary's, Papplewick, Hall Grove, the ACS International School and TASIS. In addition to well-regarded golf clubs, sports facilities in the area include horse-racing at Ascot and Windsor, and horse riding in Windsor Great Park and on Chobham Common. Picturesque walks may be enjoyed at Virginia Water Lake and Savill Gardens.

## Directions

With Sunningdale rail station on your right, head along the London Road (A30) for about 0.3 mile and turn left into Cross Road. Evergreen will be found immediately on the right hand side. (the postcode will direct you to London Road)

what3words: ///notice.vivid.wider (will take you to Evergreen entrance gates)

## General

**Local Authority:** Windsor & Maidenhead Borough Council – Tel: 01628 683800  
**Services:** Mains electricity, water & drainage  
**Council Tax:** Band E  
**Tenure:** Leasehold - 125 years from 01/06/06  
**Service Charge:** £3673.48 (01/01/24 – 31/12/24)  
**Ground Rent:** £150 p.a.  
**Guide Price:** £795,000

## Ascot

37 High Street, Ascot, Berkshire SL5 7HG

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