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Park Crescent, *Sunningdale*

OSBORNE HEATH

A three bedroom, two bathroom, semi detached home with conservatory and driveway parking.

On the ground floor there is a living room, modern kitchen, dining room which could be used as a study, conservatory, utility room and a downstairs WC.

The first floor has a double bedroom with en suite, two further bedrooms and a family bathroom.

Outside there is gated driveway parking and a rear garden with lawn and patio areas.

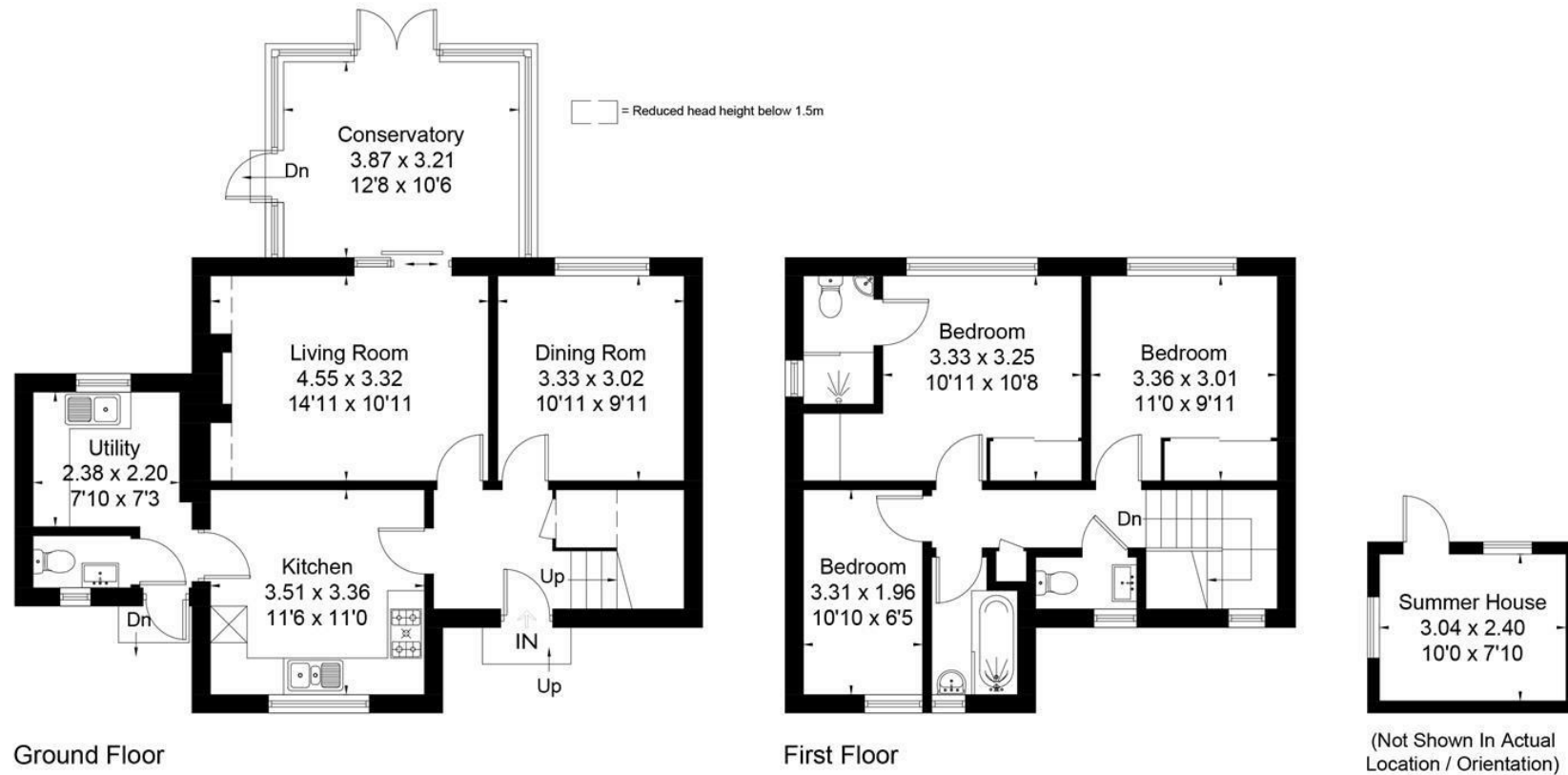
Park Crescent is a residential crescent in Sunningdale close to Charters School, Holy Trinity Primary School and The Marist. The closest station is Sunningdale where trains run to London Waterloo and Reading. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

Council Tax Band E. EPC rating C. Tenancy Length 12-36 months.,Deposit £3,288. Holding Deposit £657





Approximate Area = 118.7 sq m / 1278 sq ft
 Outbuilding = 7.3 sq m / 78 sq ft
 Total = 126 sq m / 1356 sq ft
 Including Limited Use Area (2.9 sq m / 31 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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