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Lower Village Road, *Sunninghill*

OSBORNE HEATH

VIDEO VIEWING AVAILABLE

- Four bedroom detached property in the heart of Sunninghill village with driveway parking, Garage and South facing garden.

On the ground floor there is a modern kitchen, a study and a full width rear reception with a conservatory that leads out to the garden. There is also a downstairs WC and storage under the stairs.

Upstairs there are four bedrooms, a modern and recently installed family bathroom.

At the front of the house there is driveway parking for several cars, a carport and a garage. A side gate leads through to the south facing garden that is split into three areas.

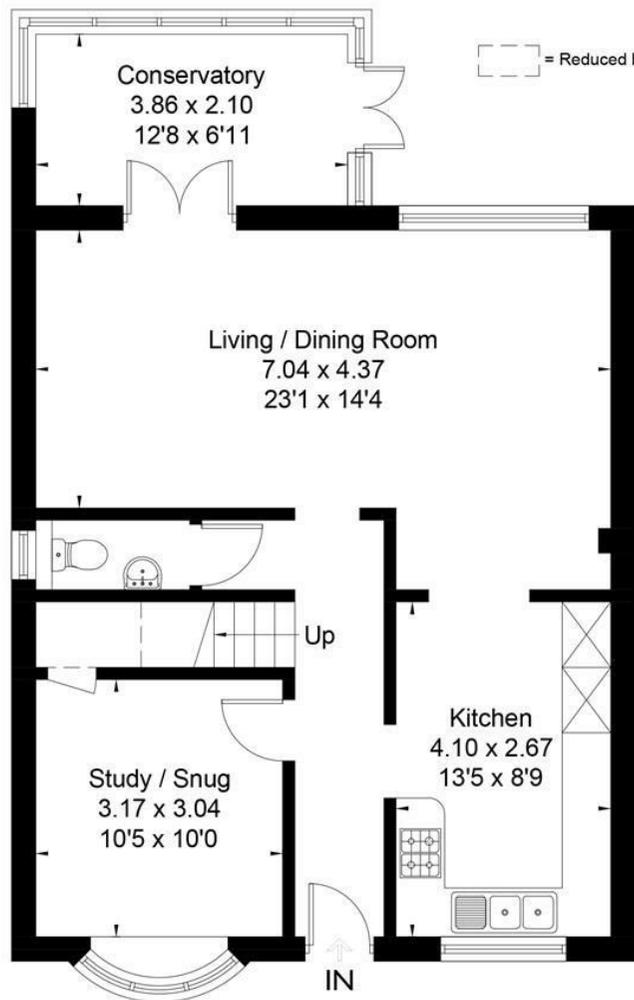
Lower Village Road is in the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London Waterloo, Reading and Guildford. The nearest schools are Charters, St. Francis, St. Michaels and The Marist. Nearby places of interest include Ascot Racecourse, Legoland, Wentworth Golf Club and Windsor Great Park. By road Sunninghill is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax Band F.

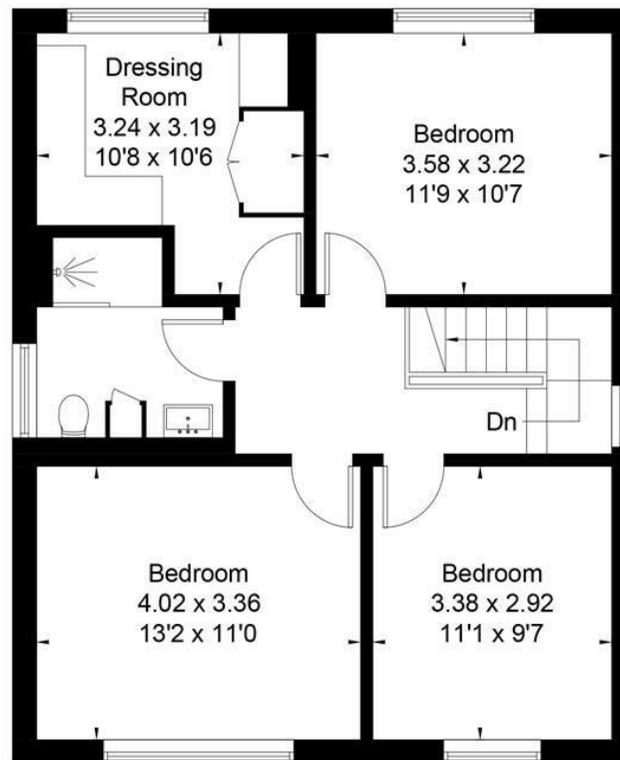




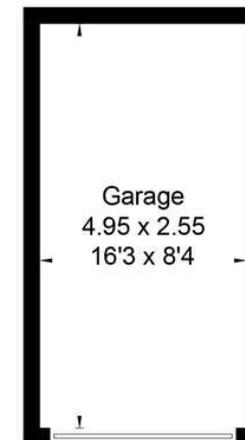
Approximate Area = 135.6 sq m / 1459 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 148.2 sq m / 1595 sq ft
 Including Limited Use Area (4.4 sq m / 47 sq ft)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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