



London Road

Sunninghill





Beautifully presented four bedroom, four bathroom property with character features such as high ceilings within a gated development close to Sunninghill Village.

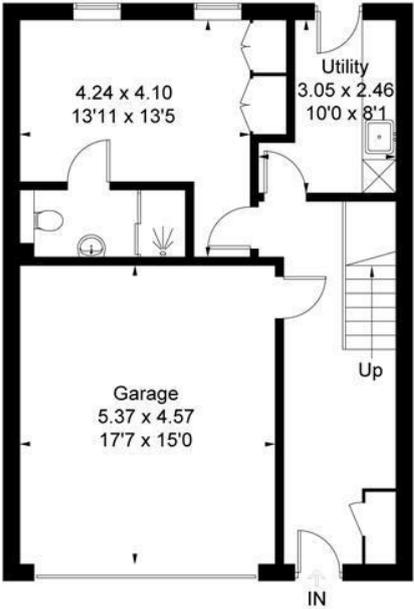




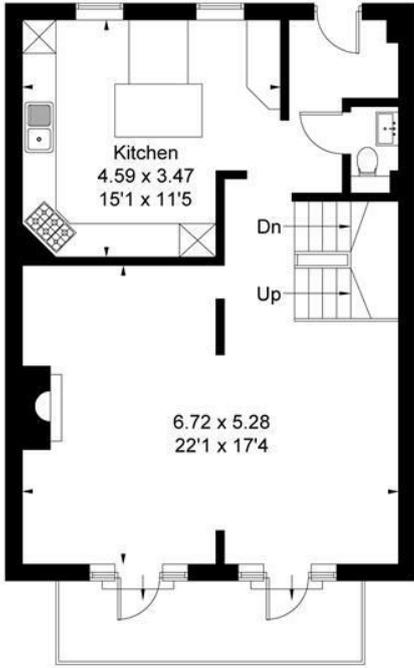


Approximate Area = 258.7 sq m / 2785 sq ft and Garage
Including Limited Use Area (8.0 sq m / 86 sq ft)

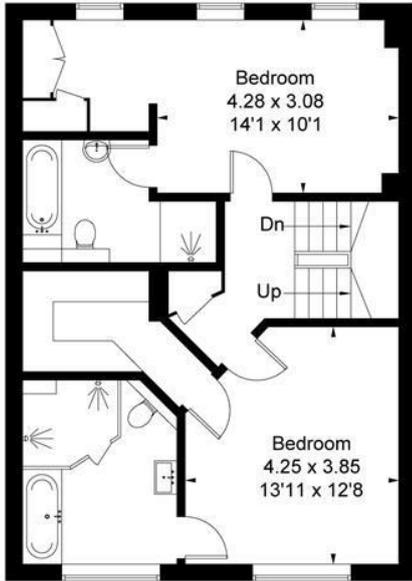
 = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor



Third Floor

On the ground floor, there is a single garage with an integral door leading to the hall, utility room with access to a courtyard garden and a double bedroom with fitted wardrobes and a shower room ensuite.

Upon entering the from front door, you are greeted with a spacious entrance hall giving you access to the main accommodation which consists off a modern fitted kitchen and breakfast island and integrated appliances, large open plan lounge /dining room sitting room with a log-burning fireplace. From the living room is double patio doors leading onto a balcony that runs the stretch on the room, giving you views of the gardens. There is also an additional WC.

On the second floor, the property boasts two large double bedrooms, both with en suites. Both bedrooms benefit from ample storage space with walk-in wardrobe/ dressing rooms.

On the third floor is a full suite which has a lounge space, bedroom and ensuite. This could double up as a large home office, gym space, nanny accommodation, cinema room.

Princess Gate is a small, gated development of 12 dwellings close to the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London Waterloo, Reading and Guildford. Nearby schools include Charters, St Francis, St Michaels and The Marist. The village has several local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC Rating: C



• Four Bedrooms • Four Bathrooms • Town House • Gated
Development • Garage • Balcony • Private Courtyard • 5.3 Acres of Communal
Space • Tennis Court • Walking Distance to Sunninghill High Street



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