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# Bowden Road, *Sunninghill*

OSBORNE HEATH



# A beautifully presented semi-detached character property with four bedrooms, two bathrooms and a south facing garden in the heart of Sunninghill Village.

The first floor has a living room with fireplace, a dining room, complete with ample storage and a wood burner, kitchen/breakfast room with double doors that open up to the garden.

On the first floor there is a bedroom with built-in storage, a family bathroom, and the main bedroom, which features an ensuite bathroom and additional wardrobe space.

Finally, the top floor is home to two more bedrooms.

To the front of the property has a paved space for a small car, to the rear, a private, south facing garden complete with a shed.

Bowden Road is in the centre of Sunninghill Village. Nearby schools include Charters, Holy Trinity, St Francis, St Michael's and The Marist. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax Band F. Lease Length- 6-24 months. Deposit £3,000. Holding Deposit £600.



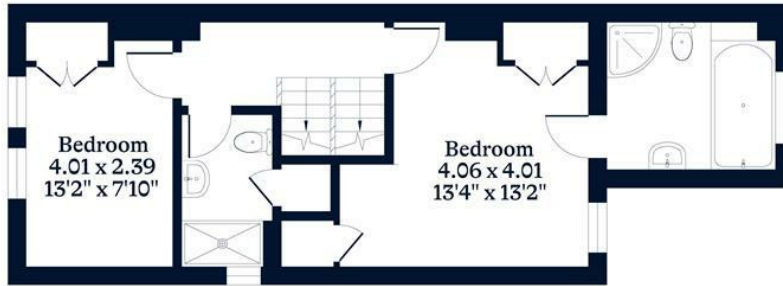




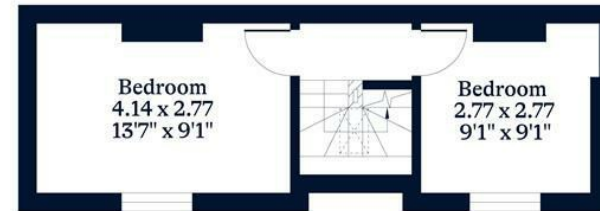
**APPROXIMATE FLOOR AREA**  
House - 121.20 sq m - 1305 sq ft  
(Gross Internal Area)



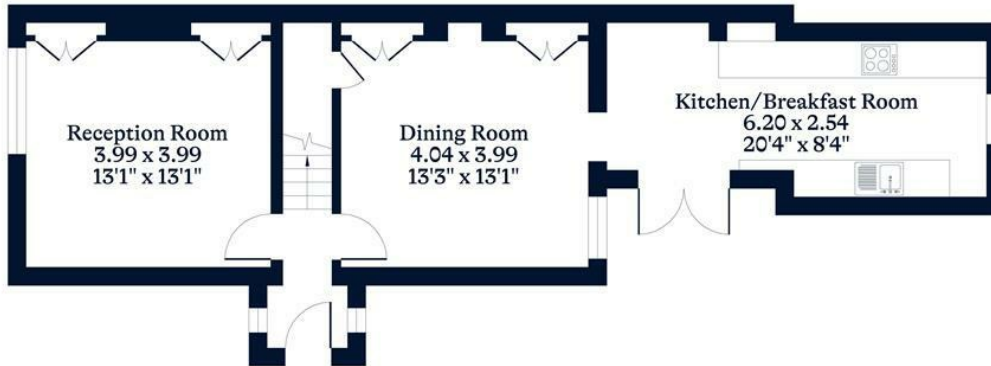
**NOT TO SCALE**  
This plan is for illustration purposes only



First Floor



Second Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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