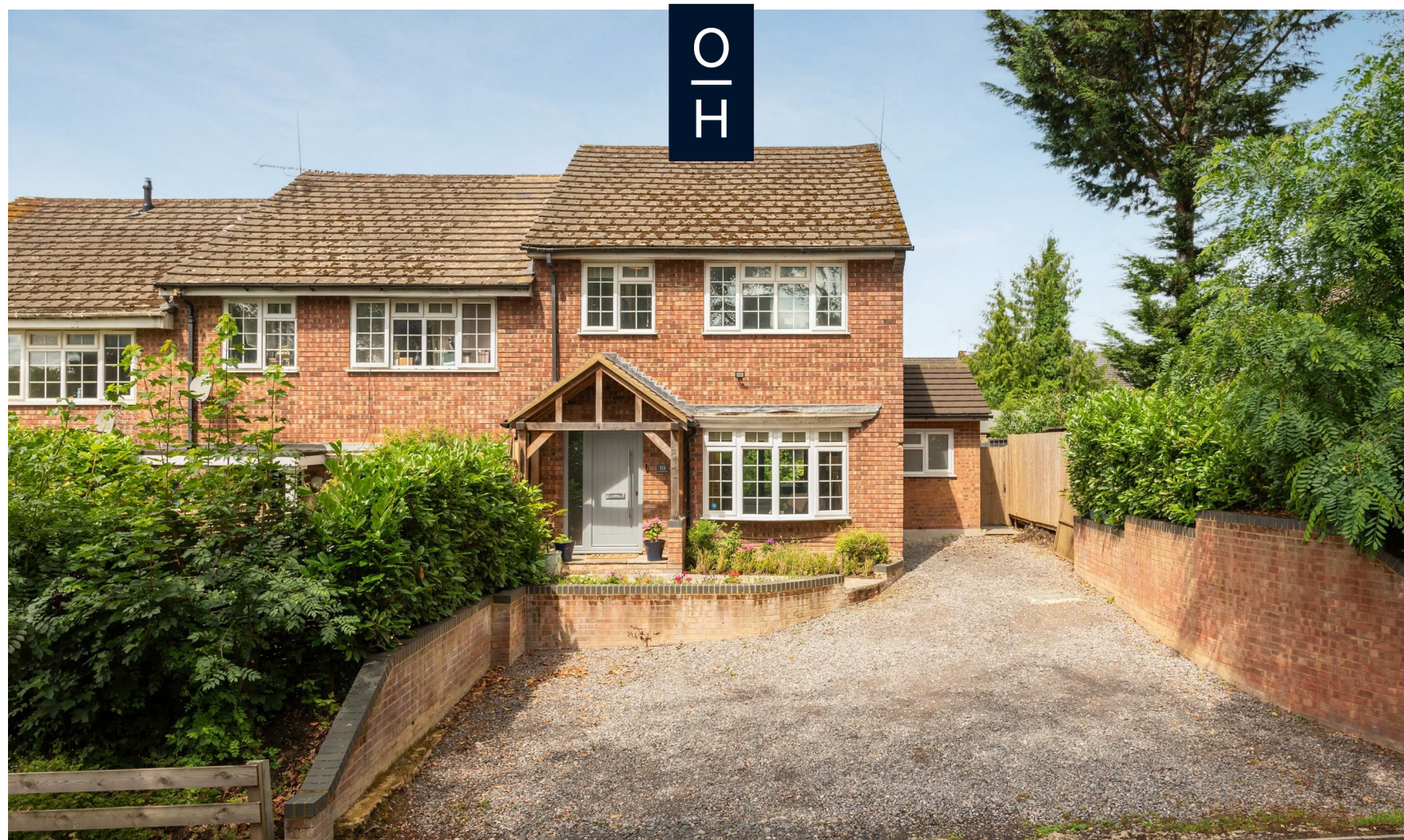


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Sunninghill Road, *Sunninghill*

OSBORNE HEATH

A modern three bedroom, two bathroom family home located within the heart of Sunninghill Village and within walking distance to Charters Secondary School.

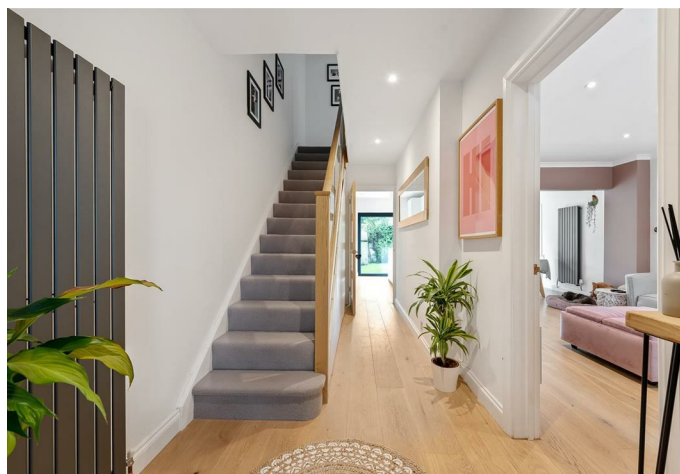
On the ground floor the property comprises a lounge, open-plan kitchen/dining room, separate utility room and a down stairs WC.

The first floor has a principal bedroom with en suite shower room and built-in wardrobes, two further double bedrooms and a family bathroom.

Outside the property has side access to a west facing garden and parking is also available to the rear of the property.

This property is located in Sunninghill village. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. 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, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax Bands E

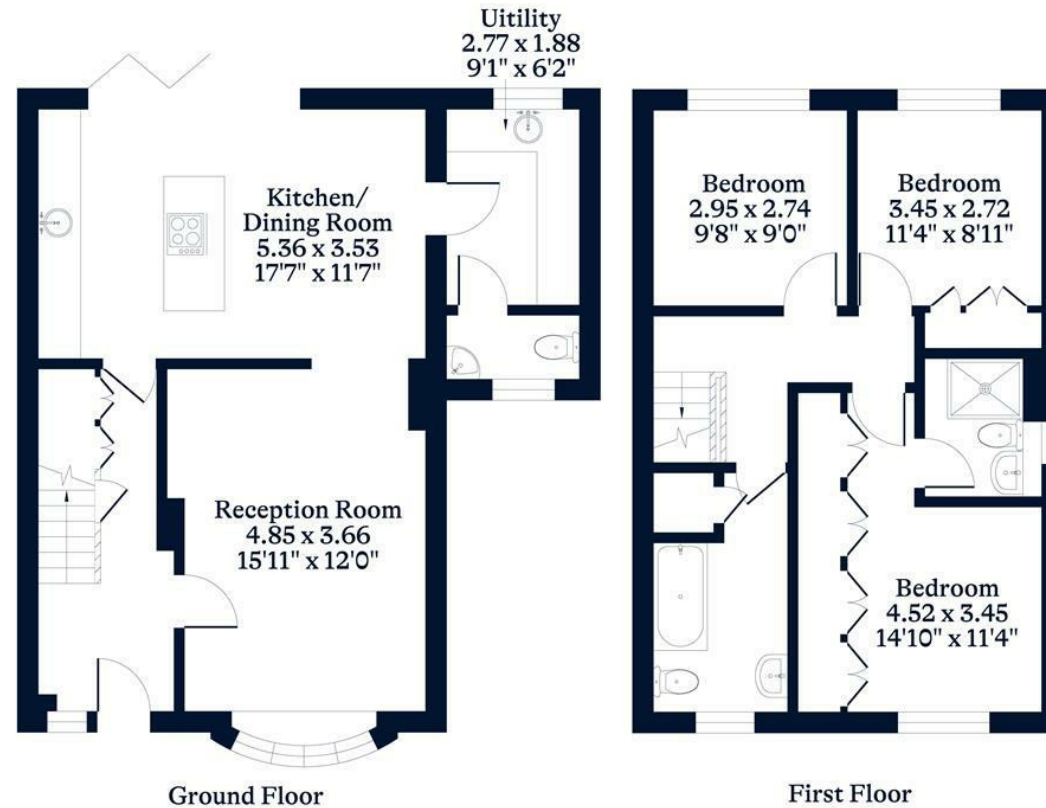




APPROXIMATE FLOOR AREA
House - 102.79 sq m - 1106 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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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