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Lower Village Road, *Sunninghill*

OSBORNE HEATH

A three bedroom semi-detached character property with driveway and garage, located within a short walk of Sunninghill High Street and within Charters Secondary School catchment.

The ground floor comprises a sitting room with open fireplace, open-plan kitchen and dining space and a WC under the stairs.

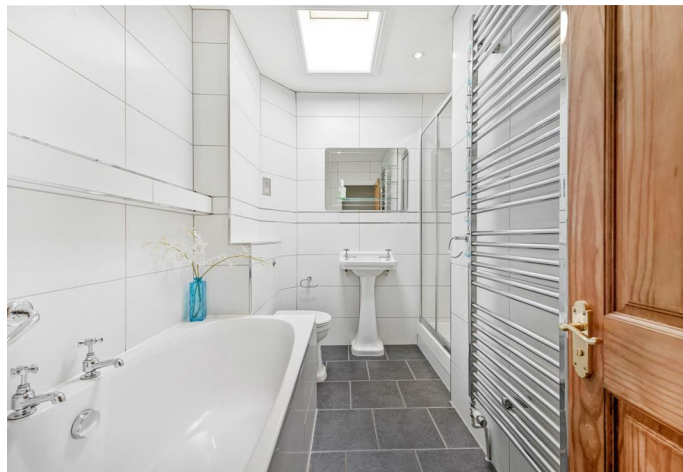
On the first floor is the principal bedroom with WC, a further double bedroom with built-in wardrobes, modern four-piece family bathroom and a further single bedroom which is currently set up as a walk-in wardrobe.

Outside the property offers a driveway, garage and side access to the rear courtyard garden.

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 TBC. Council Tax Band E.



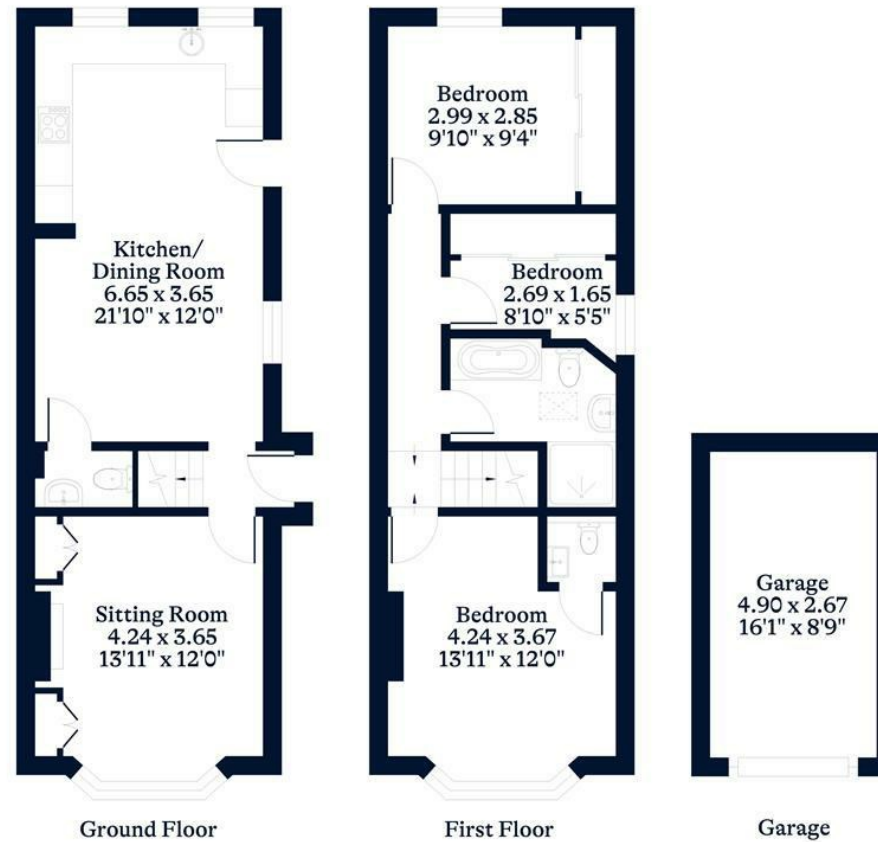


APPROXIMATE FLOOR AREA

House - 87.38 sq m - 941 sq ft
Garage - 13.08 sq m - 141 sq ft
Total - 100.46 sq m - 1082 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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