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Beech Hill Road, *Sunningdale*

OSBORNE HEATH

A two bedroom cottage with a south west facing garden and no onward chain, located within walking distance of Sunningdale train station and shops.

The ground floor has a lounge with fireplace, dining room, kitchen and a bathroom.

On the first floor is the principal bedroom with a built-in wardrobe and a further double bedroom.

Outside the property has a south west facing rear garden.

Beech Hill Road is in Sunningdale close to Charters School, Holy Trinity Primary School and The Marist. The closest station is Sunningdale where trains run to London Waterloo and Reading. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band D.





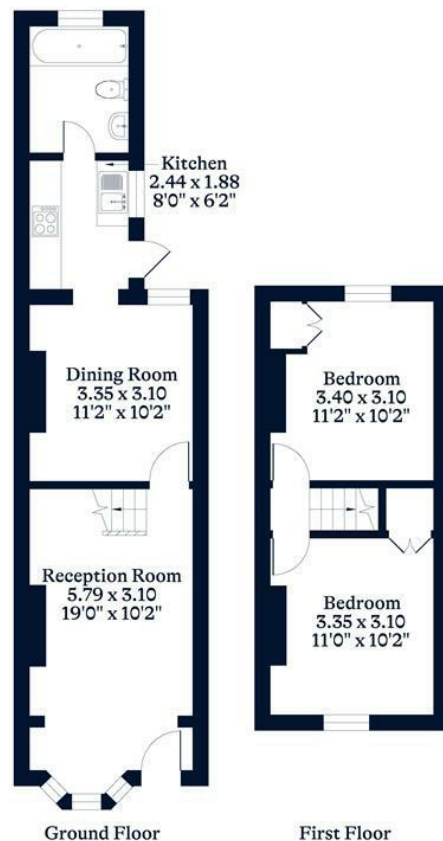
APPROXIMATE FLOOR AREA

House - 61.80 sq m - 666 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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