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Sunninghill Road, *Ascot*

OSBORNE HEATH

A three bedroom, two bathroom semi-detached house with driveway parking and no onward chain.

Downstairs there is a kitchen with utility area and family room, living room with Aga wood-burner, conservatory used as a gym, and a downstairs WC.

On the first floor is the principal bedroom with dressing room, second bedroom and a large bathroom with freestanding bath and separate shower. The top floor has the third bedroom and an en suite shower room.

Outside there are two garden areas, one with a lawn and summerhouse, and the other paved with a barbecue area and a gate leading to the driveway.

Tree View is on Sunninghill Road and the driveway is accessed to the rear on Cheapside Court. Sunninghill Road is in the popular village of Cheapside, close to Cheapside Primary School. Other nearby schools include Charters, Holy Trinity, Lambrook, LVS, The Marist, Papplewick, St Francis and St Georges. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Ascot runs trains to London Waterloo, Guildford and Reading. Cheapside is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band E.

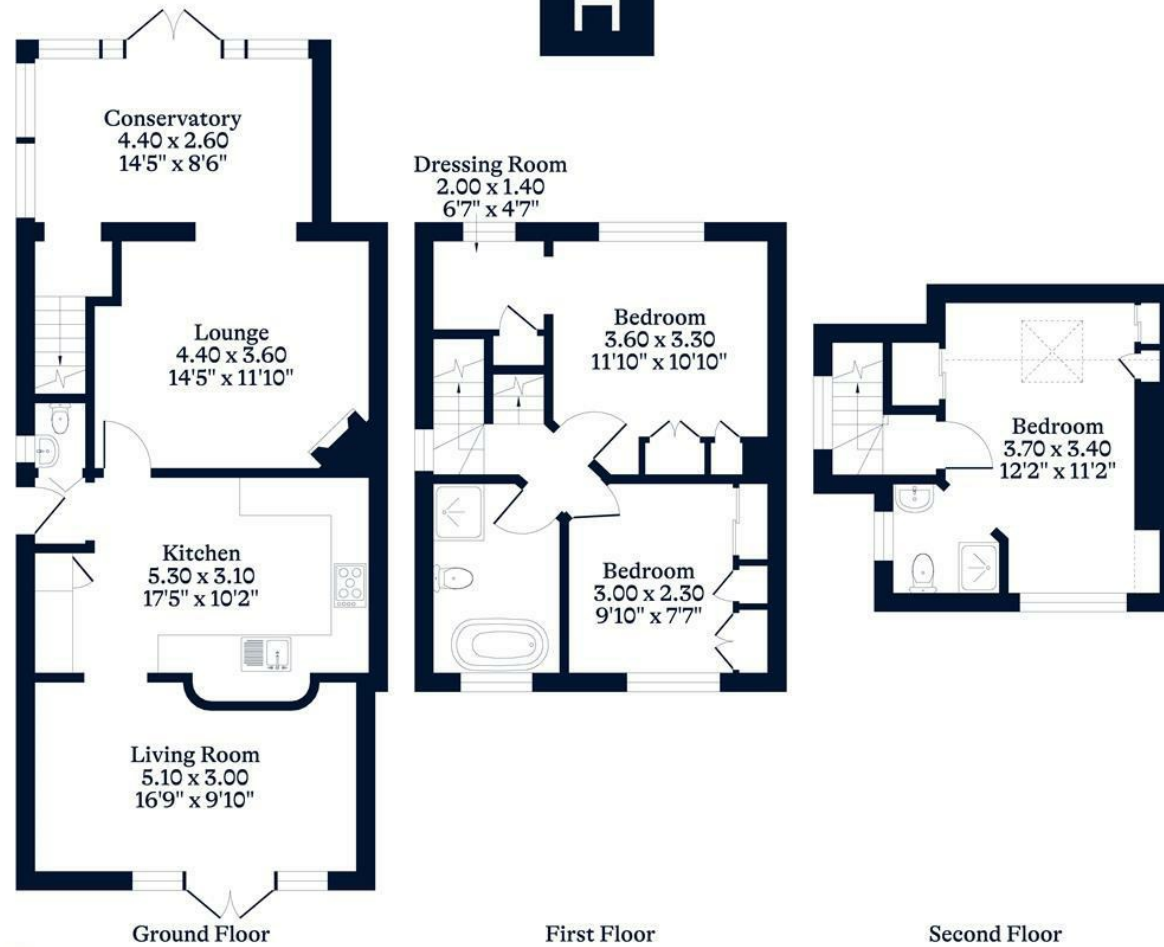




APPROXIMATE FLOOR AREA
House - 121.70 sq m - 1310 sq ft
(Gross Internal Area)



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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