3 · 2 · 2

School Road, *Sunninghill*

OSBORNE HEATH

Beautifully presented and extended three bedroom semi-detached character property improved/extended by current owners with scope to further improve by expansion with a south west facing garden, driveway within walking distance to Sunninghill village.

On the ground floor there is a living room with open working fireplace, kitchen with dining space and a snug, utility room and a downstairs bathroom.

The first floor has the principal bedroom, two further single bedrooms (one used by current owner as a dressing room) and a bathroom.

Outside the property has driveway parking for one car and side access to a south west facing garden.

School Road is in the heart of the sought after village of Sunninghill village with easy access on foot to schools, shops (pharmacy, butcher, baker, convenience), pubs and restaurants. Within catchment for Charters, and a short distance to The Marist, and St Francis. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. The property is near to both Ascot and Sunningdale stations where trains run to Guildford, London Waterloo and Reading. Sunninghill is also convenient for the M3, M4, M25 and 20 minutes from Heathrow Airport.

EPC rating E. Council Tax band E.

Sunninghill *High Street*

O|H

Kitchen/
Dining Room
4.99 x 4.60
16'4" x 15'1"

Bedroom
2.72 x 2.08
8'11" x 6'10"

Bedroom
2.45 x 2.44
8'0" x 8'0"

Snug
3.71 x 3.47
12'2" x 11'5"

Reception Room
4.05 x 3.65
13'3" x 12'0"

Bedroom
3.49 x 3.37
11'5" x 11'1"

Ground Floor

First 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.

OSBORNEHEATH.CO.UK

Visit osborneheath.co.uk   Call 01344 627777   Email ascotsales@osborneheath.co.uk

OSBORNE HEATH