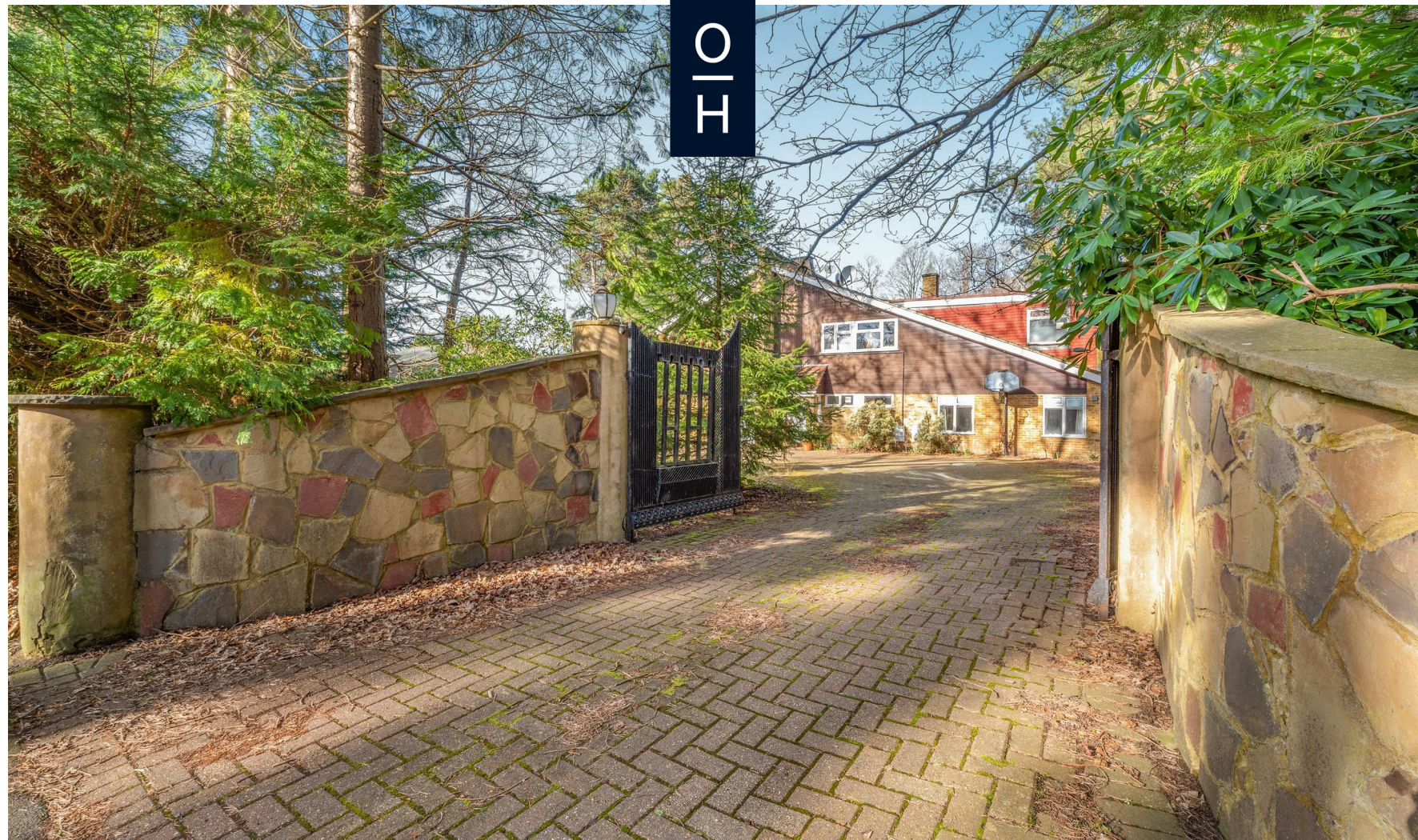


 6  4  2



# Sunning Avenue, *Sunningdale*

OSBORNE HEATH



# A gated six bedroom detached house and double garage in a substantial plot on one of Sunningdale's most desirable roads. Many houses on the road have already been rebuilt as modern day mansions.

This house gives the buyer a great opportunity to purchase on Sunning Avenue, and has the potential for refurbishment, extending and refurbishing or demolishing and rebuilding subject to planning.

Downstairs there are currently four receptions, one of which is used as a downstairs bedroom, kitchen with breakfast bar, conservatory and a downstairs WC.

Upstairs there are six bedrooms, an en suite shower room to the main bedroom, and a family bathroom.

Outside there is a carriage driveway with two sets of gates, double garage and side access to a long rear garden.

Sunning Avenue is one of Sunningdale's premier roads. Popular local schools include Bishopsgate, Charters, Cheapside, Hall Grove, Holy Trinity, Lambrook, LVS, The Marist, Papplewick, St Francis, St George's, St Mary's and Sunningdale. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale runs trains to London Waterloo and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band H.





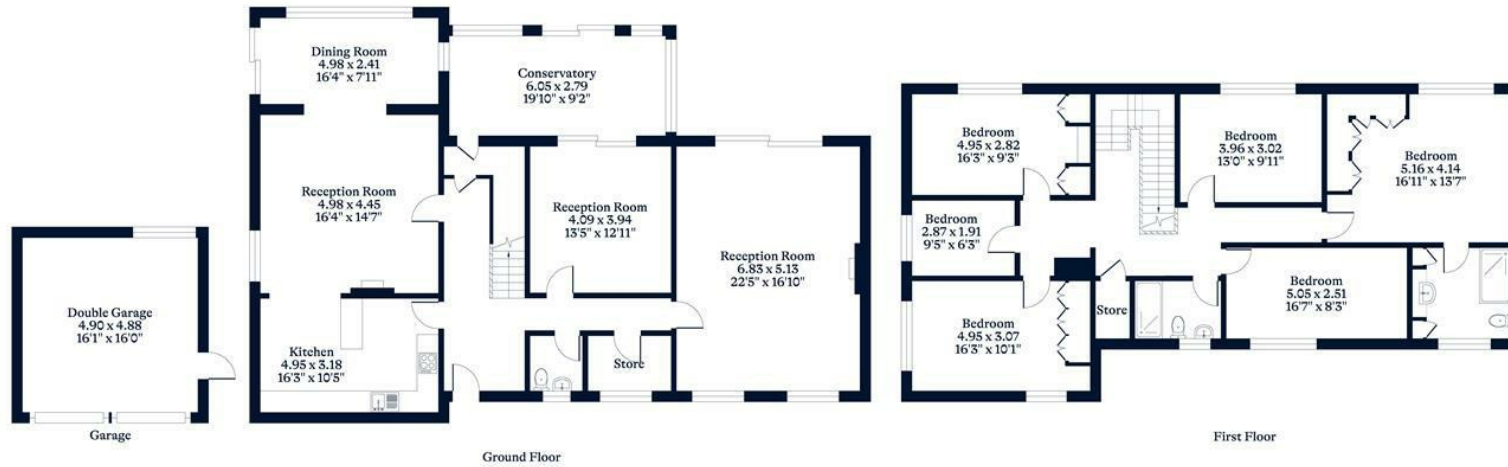




**APPROXIMATE FLOOR AREA**  
House - 280.30 sq m - 3018 sq ft  
Garage - 23.80 sq m - 256 sq ft  
Total - 304.10 sq m - 3274 sq ft  
(Gross Internal Area)



**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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