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# Martin Avenue, *Sunninghill*

OSBORNE HEATH

# Recently built by Berkeley Homes is this four bedroom, three bathroom house with a garage and driveway in a cul-de-sac located in the centre of Sunninghill village.

The Bowwood was recently built by Berkeley Homes and this property includes Siemens appliances, underfloor heating on the ground floor and sliding sash windows.

The ground floor has a kitchen with breakfast bar, living and dining spaces, a study, downstairs WC and a utility cupboard.

The first floor has the living room and the principal bedroom with en suite bathroom and built-in wardrobes.

On the top floor there are three further bedrooms, an en suite shower room and a family bathroom.

Outside there is driveway parking for two vehicles, a garage and a south east facing garden. There is further visitor parking for your guests.

Martin Avenue is a small cul-de-sac in the Sunninghill Square development. The development is in the centre of Sunninghill village which has a number of local high street businesses and great restaurants and pubs. Nearby schools include ACS, Bishopsgate, Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and St Michaels. 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. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band G.



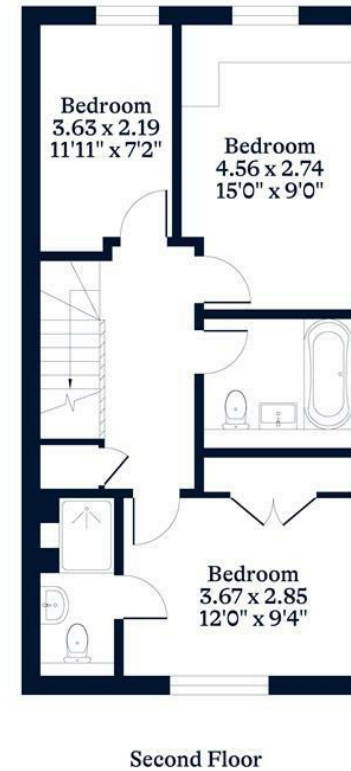
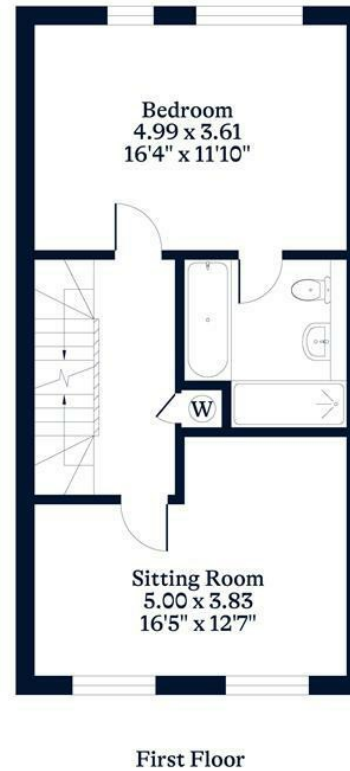


**APPROXIMATE FLOOR AREA**

House - 157.08 sq m - 1691 sq ft  
Garage - 17.55 sq m - 189 sq ft  
Total - 174.63 sq m - 1880 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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