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Beech Hill Road, *Sunningdale*

OSBORNE HEATH

A two bedroom semi-detached family home with driveway parking, garage and potential to extend subject to planning permission, within walking distance to Sunningdale train station.

On the ground floor there is a lounge, dining room, kitchen and shower room.

On the first floor is the principal bedroom with en suite and a further double bedroom.

Outside the property has driveway parking, separate garage and a corner plot 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, 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.



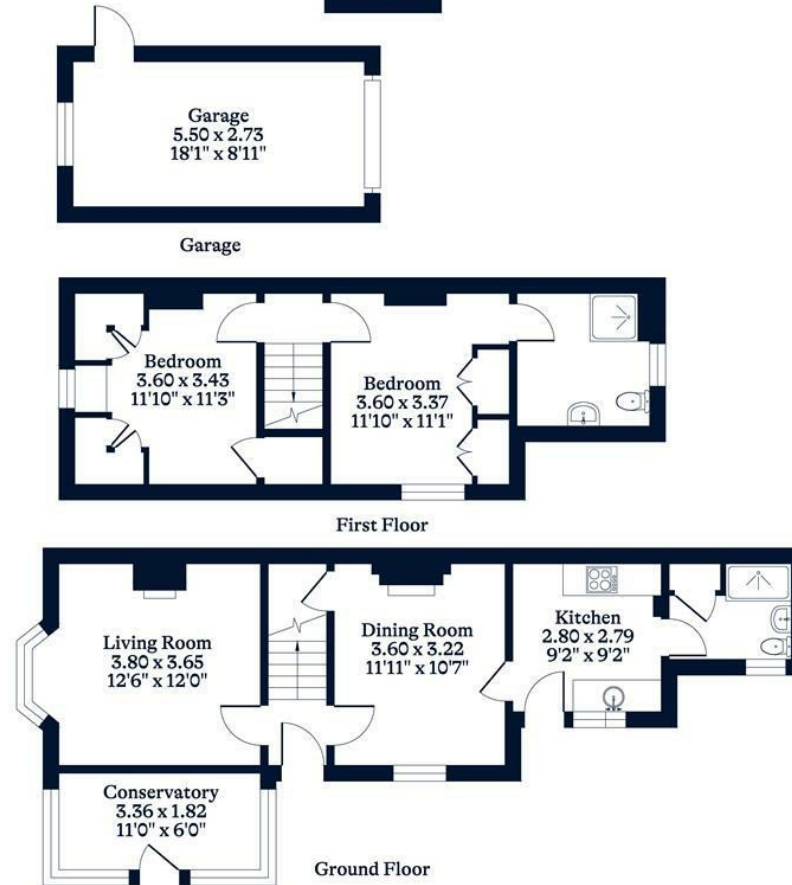


APPROXIMATE FLOOR AREA

House - 88.96 sq m - 958 sq ft
Garage - 15.01 sq m - 162 sq ft
Total - 103.97 sq m - 1120 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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