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# The Terrace, *Sunninghill*

OSBORNE HEATH

# A four bedroom, three bathroom detached house with a driveway and south facing garden, in the centre of Sunninghill village.

The ground floor has a large entrance hall, living room with play room, kitchen with dining space, study and a shower room.

The first floor has the principal bedroom with en suite shower room, three further bedrooms and a family bathroom.

Outside there is driveway parking, a carport and side access to a south facing rear garden.

The Terrace is a small one-way road in the centre of Sunninghill village. Nearby schools include Charters, Holy Trinity, St Francis, St Michael's and The Marist. The village has a number of local high street businesses and great restaurants and pubs. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band F.

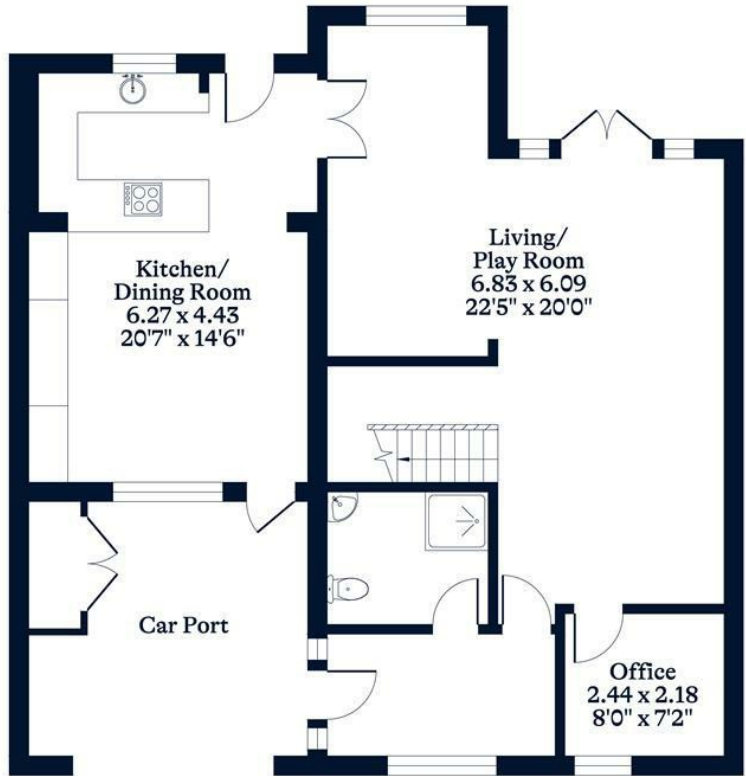




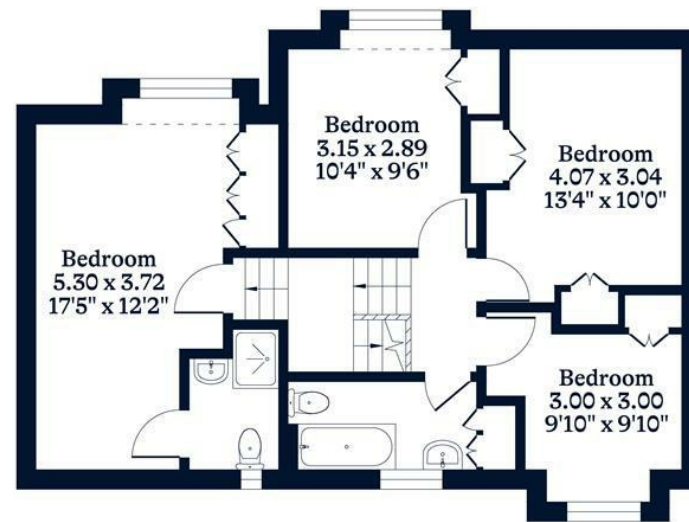
**APPROXIMATE FLOOR AREA**  
House - 151.02 sq m - 1626 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



**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.

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