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Upper Village Road, *Sunninghill*

OSBORNE HEATH

A two bedroom character cottage in the heart of Sunninghill village with no onward chain.

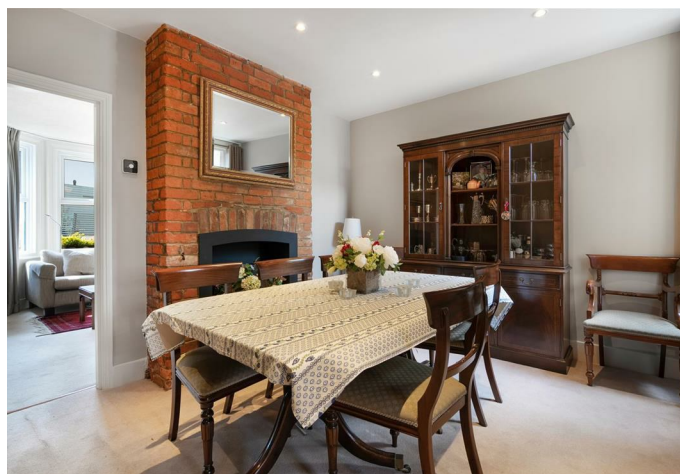
On the ground floor there is a living room with a wood-burning effect electric heater, dining room, kitchen and a downstairs WC.

The first floor has the principal bedroom with built-in wardrobes, second bedroom and a bathroom.

Outside the property has a courtyard garden with rear access.

Upper Village Road is in the heart of Sunninghill village. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band D.



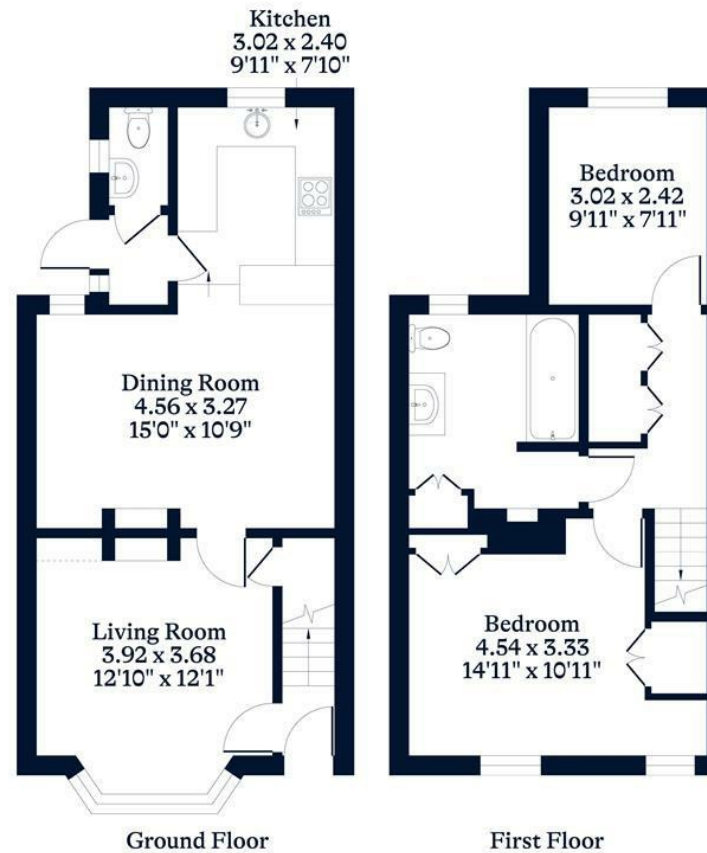


APPROXIMATE FLOOR AREA

House - 81.35 sq m - 876 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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