

 4  3  2



Exchange Road, *Sunninghill*

OSBORNE HEATH

A four double bedroom, two bathroom home in a cul-de-sac with driveway parking.

Downstairs there is a modern kitchen with breakfast bar, dining area, wood-burner and underfloor heating, plus a living room with feature wood-burner, utility room and a shower room.

The first floor has an open landing with snug area, main bedroom with roof terrace, a double bedroom and a family bathroom. The top floor has a further two double bedrooms.

Outside there is driveway parking for two vehicles, a front garden with barbecue area and a rear courtyard.

Exchange Road is a small cul-de-sac in Sunninghill village. Nearby schools include Charters, St Francis, St Michael's and The Marist. 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. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band D.





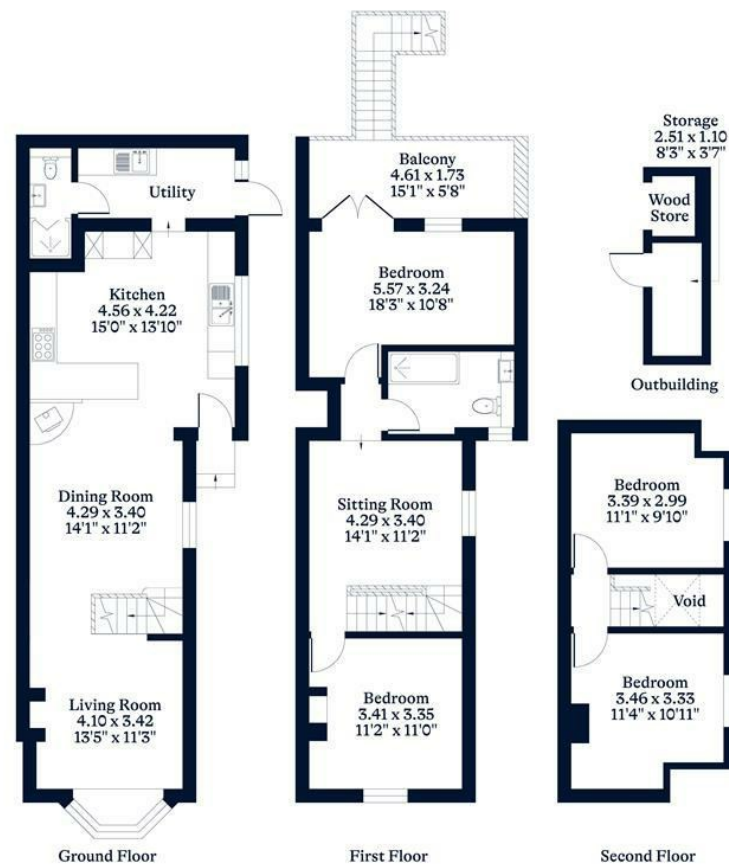
APPROXIMATE FLOOR AREA

House - 126.00 sq m - 1356 sq ft
Outbuilding - 2.70 sq m - 29 sq ft
Total - 128.70 sq m - 1385 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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