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# Holmes Close, *Sunninghill*

OSBORNE HEATH

## A four double bedroom, four bathroom detached house in a cul-de-sac with driveway parking, a double garage, west facing garden and no onward chain.

On the ground floor there is a living room, dining room, conservatory, kitchen with breakfast bar, utility with access to the garage, downstairs WC and an en suite bedroom.

On the first floor there are three double bedrooms with en suites, one bedroom has a dressing area and the other two bedrooms have built-in wardrobes.

To the front of the house is driveway parking and the double garage plus side access to a secluded west facing garden with artificial lawn and second garden area.

Holmes Close is in the popular village of Sunninghill. Nearby schools include Charters, Lambrook, St Francis, St Georges, St Marys, 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, 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 G.





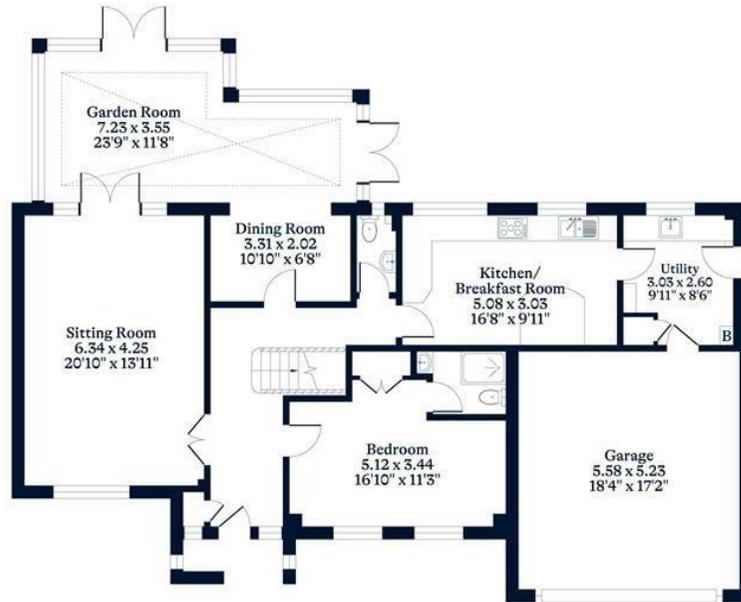
**APPROXIMATE FLOOR AREA**

House - 205.52 sq m - 2212 sq ft  
Garage - 29.18 sq m - 314 sq ft  
Total - 234.70 sq m - 2526 sq ft  
(Gross Internal Area)

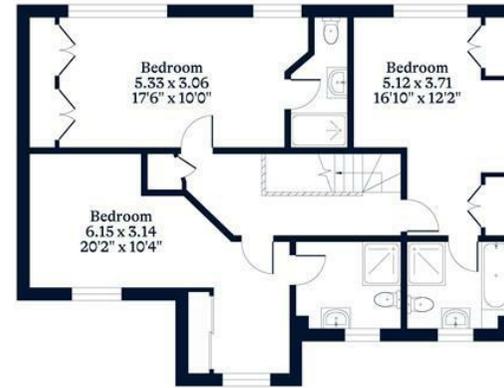


**NOT TO SCALE**

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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