

 4  4  2



# Station Road, *Sunningdale*

OSBORNE HEATH



# A four bedroom, two bathroom detached house with four receptions, feature sash windows, garden and a garage with no onward chain.

Downstairs there is a living room with decorative fireplace, family room, kitchen, dining room and utility area with French doors opening out onto the garden.

Upstairs there are four bedrooms, a bathroom, shower room and a versatile loft room currently being used as an office.

Outside there is a walled garden with two-tier patio, lawn and rear access to a single garage.

Station Road is in the village of Sunningdale. Nearby schools include Charters, Holy Trinity, The Marist and St Francis. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Sunningdale Park (47 acres) is a short walk away, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale runs trains to London Waterloo and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax Band G.









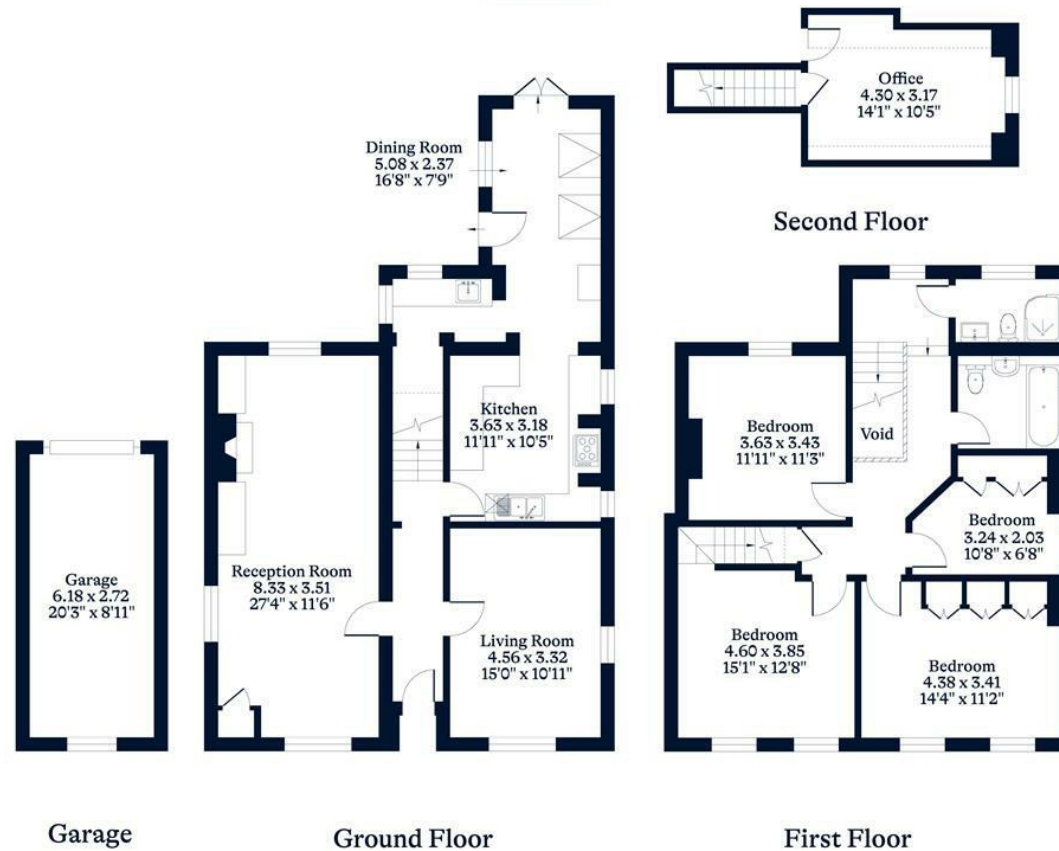
#### APPROXIMATE FLOOR AREA

House - 176.20 sq m - 1897 sq ft  
Garage - 16.70 sq m - 180 sq ft  
Total - 192.90 sq m - 2077 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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