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# Bowden Road, *Sunninghill*

OSBORNE HEATH



# A three double bedroom, three bathroom home close to Sunninghill high street, with allocated parking.

Downstairs there is a living room, modern kitchen and a downstairs WC.

On the first floor there are two en suites bedrooms and the second floor is the principal bedroom with built-in wardrobes and an en suite.

Outside the property has two allocated parking spaces and a rear garden.

Bowden Road is 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. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band E. Deposit £2,480. Holding Deposit £496.



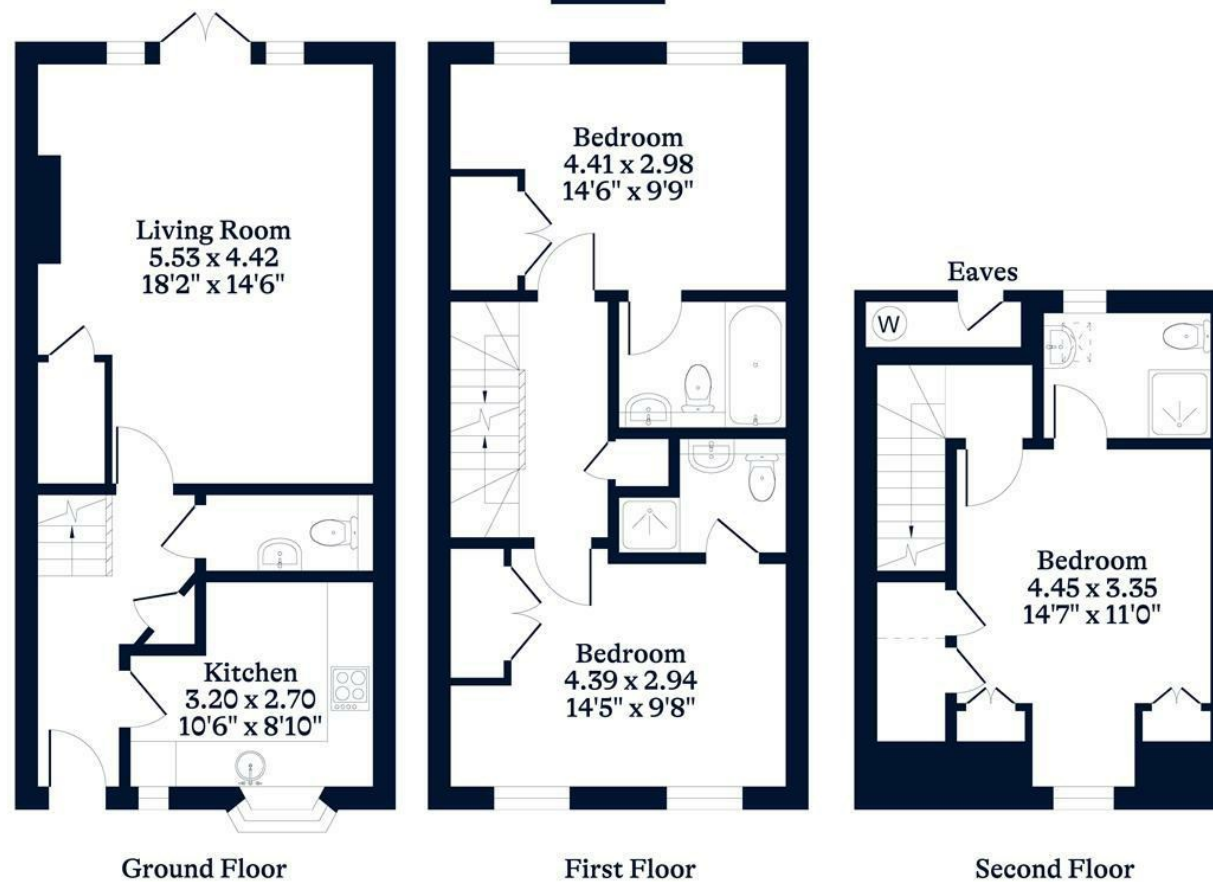






**APPROXIMATE FLOOR AREA**  
House - 108.55 sq m - 1168 sq ft  
(Gross Internal Area)

**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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