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# Murray Court, *Sunninghill*

OSBORNE HEATH

# A four bedroom, two bathroom detached family home in a popular cul-de-sac in Sunninghill village with potential to extend subject to planning.

On the ground floor is a double-aspect living room, dining room, kitchen with breakfast area, study, utility room, downstairs WC and internal access to the double garage.

The first floor has a principal bedroom with en suite shower room, three further bedrooms and a family bathroom.

To the front of the house is a large garden and driveway parking plus side access to the rear garden with lawned and patio areas. The garden has a log cabin which is currently being used as an office with power, wifi and a log burning stove.

Planning permission has also been granted to extend through Royal Borough of Windsor and Maidenhead Ref. No: 22/00825/FULL

Murray Court is a Charles Church built 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, 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.



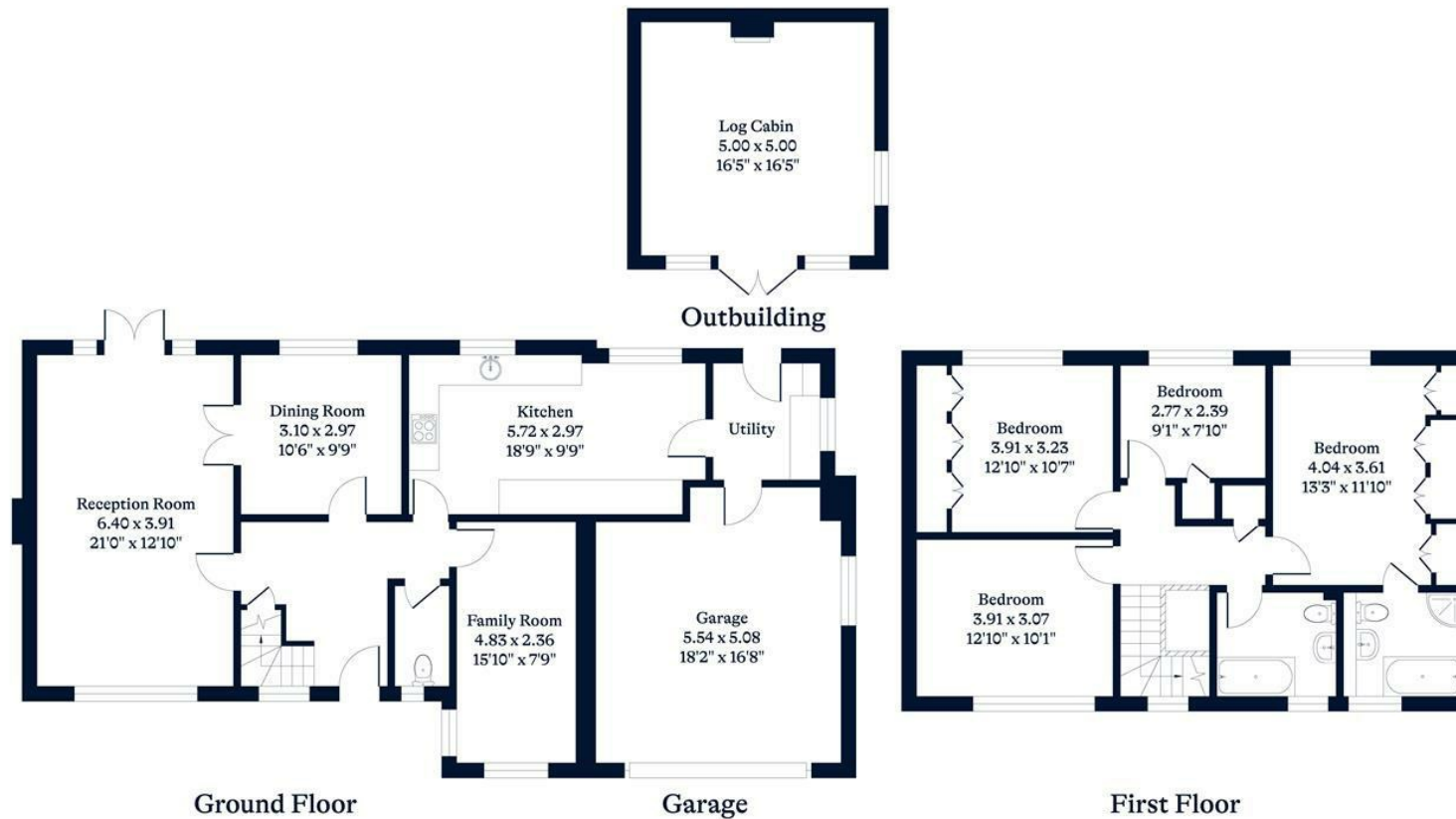


#### APPROXIMATE FLOOR AREA

House - 157.49 sq m - 1695 sq ft  
Garage - 25.51 sq m - 274 sq ft  
Outbuilding - 25.00 sq m - 269 sq ft  
Total - 208.00 sq m - 2238 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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