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# Truss Hill Road, *Sunninghill*

OSBORNE HEATH



# A three bedroom semi-detached character property in the heart of Sunninghill Village with driveway parking, a south facing garden and no onward chain.

On the ground floor there is a living and dining room, kitchen and a downstairs shower room.

On the first floor there are three bedrooms.

Outside there is a driveway and a large rear south facing garden.

Truss Hill Road is in 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, The Lexicon, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band D.







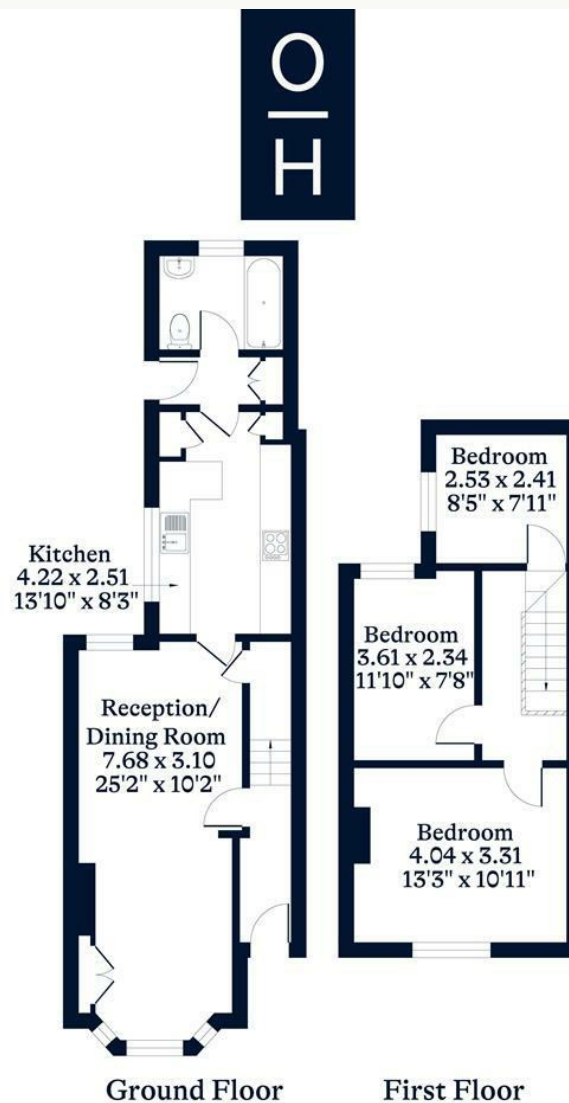


**APPROXIMATE FLOOR AREA**

House - 82.30 sq m - 886 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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