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Upper Village Road, *Sunninghill*

OSBORNE HEATH

A two bedroom semi-detached house in Sunninghill village with a driveway and potential to extend subject to planning permission.

Downstairs there is a living room, dining room and a modern kitchen.

Upstairs there are two bedrooms, and a large modern bathroom with shower and a separate WC.

Outside there is a driveway with an EV charger and side access to a long rear garden. Other houses on the road have extended to the rear and into the loft. Any extensions would be subject to planning permission.

Upper Village Road is in the popular village of Sunninghill and this house is across the road from St Michael's Primary School. Other nearby schools include Charters, St Francis, 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, Windsor Castle 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 - 73.03 sq m - 786 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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