

 3  2  2



Dale Lodge Road, *Sunningdale*

OSBORNE HEATH

A three double bedroom detached family home with a driveway, garage, large rear garden, no onward chain and potential to extend subject to planning permission.

On the ground floor there is an entrance porch, living room, dining room, modern kitchen, utility room and a downstairs shower room.

On the first floor there are three double bedrooms and a family bathroom with a separate WC.

Outside the property has a driveway, garage, and side access to the large rear garden.

Dale Lodge Road is close to Charters School, Holy Trinity Primary School and The Marist. The closest station is Sunningdale where trains run to London and Reading. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band F.





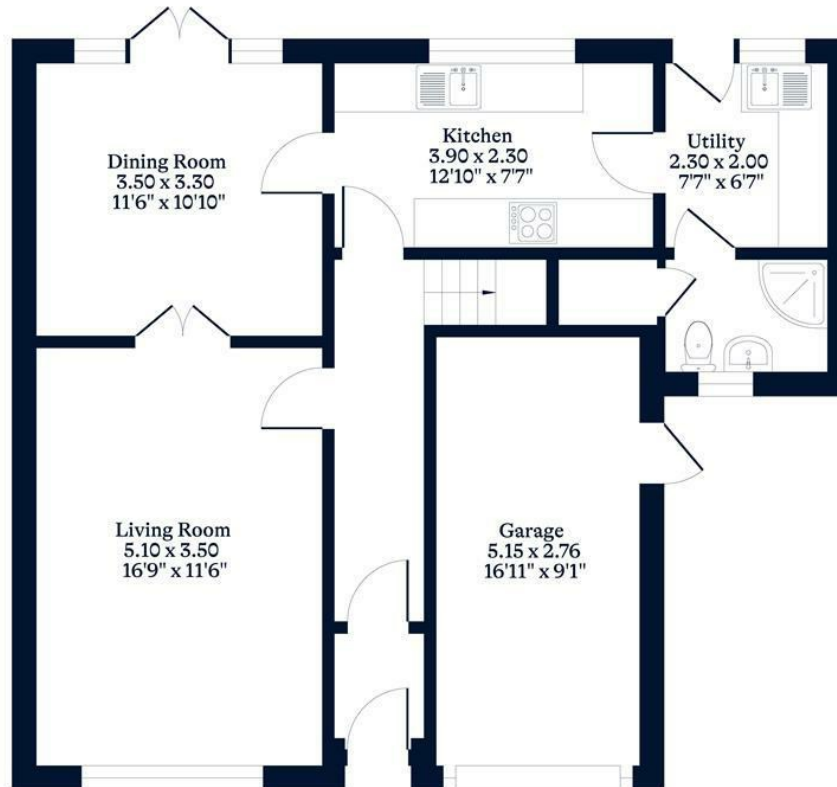
APPROXIMATE FLOOR AREA

House - 112.00 sq m - 1205 sq ft
Garage - 13.00 sq m - 140 sq ft
Total - 125.00 sq m - 1345 sq ft
(Gross Internal Area)

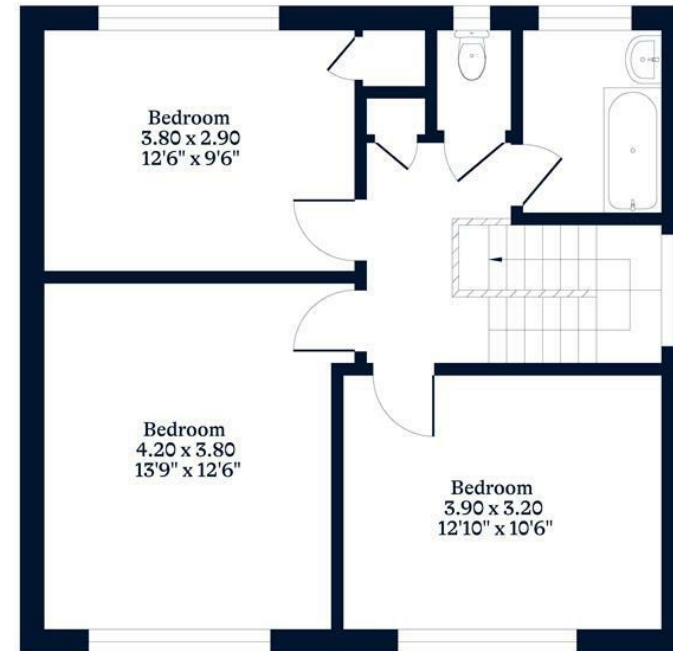
O
|
H

NOT TO SCALE

This plan is for illustration purposes only



Ground Floor



First Floor

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.

OSBORNEHEATH.CO.UK