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Upper Village Road, *Sunninghill*

OSBORNE HEATH

Available immediately - A spacious four double bedroom, two bathroom family home with a south facing garden and driveway parking, just a short walk away from Sunninghill high street.

Downstairs there is a large double reception room and a study with built-in storage. At the rear of the property there is a large open-plan kitchen living with fully integrated appliances, island and a utility room. There is also a downstairs WC.

Upstairs there are four double bedrooms, two with air conditioning, and four piece family bathroom. The primary bedroom has built-in wardrobes, air conditioning and an en suite shower room.

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

Upper Village Road is in the heart of Sunninghill village. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and St Michaels. 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, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

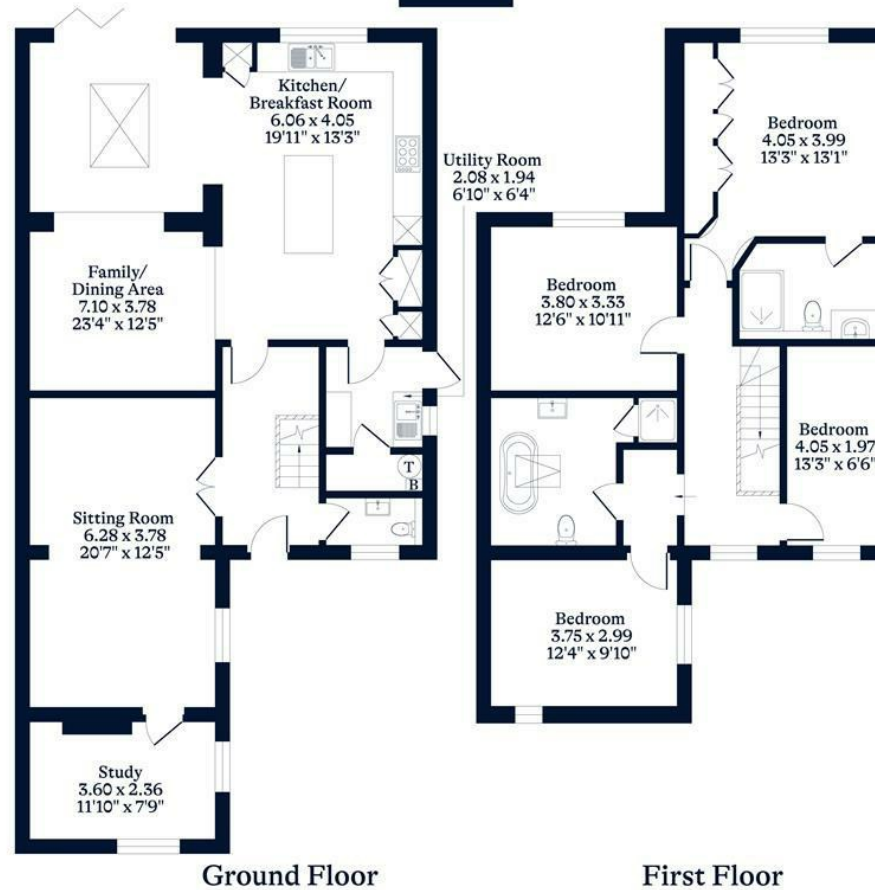
EPC Rating C. Council Tax band C. Tenancy Length 12-36 Month. Deposit £4,038. Holding Deposit £807.





APPROXIMATE FLOOR AREA
House - 184.00 sq m - 1981 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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