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Lower Village Road, *Sunninghill*

OSBORNE HEATH

A four bedroom detached home located in the heart of Sunninghill Village with driveway parking, garage and south facing garden

Located on a sought-after road in the heart of Sunninghill Village, this four-bedroom detached home offers bright and welcoming living spaces.

The ground floor includes a modern kitchen, a study, a lounge opening into the dining room, a conservatory with access to the south-facing garden, and a downstairs WC. Upstairs, there are three spacious, light-filled double bedrooms and a fourth single bedroom, along with a modern family bathroom.

Outside, the property benefits from driveway parking for several vehicles, a carport, and a garage. The rear garden, arranged over three tiers, provides a manageable outdoor space to relax and entertain.

Lower Village Road is in the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London, Reading and Guildford. The nearest schools are Charters, St. Francis, St. Michaels and The Marist. Nearby places of interest include Ascot Racecourse, Legoland, Wentworth Golf Club and Windsor Great Park. By road Sunninghill is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax Band F.





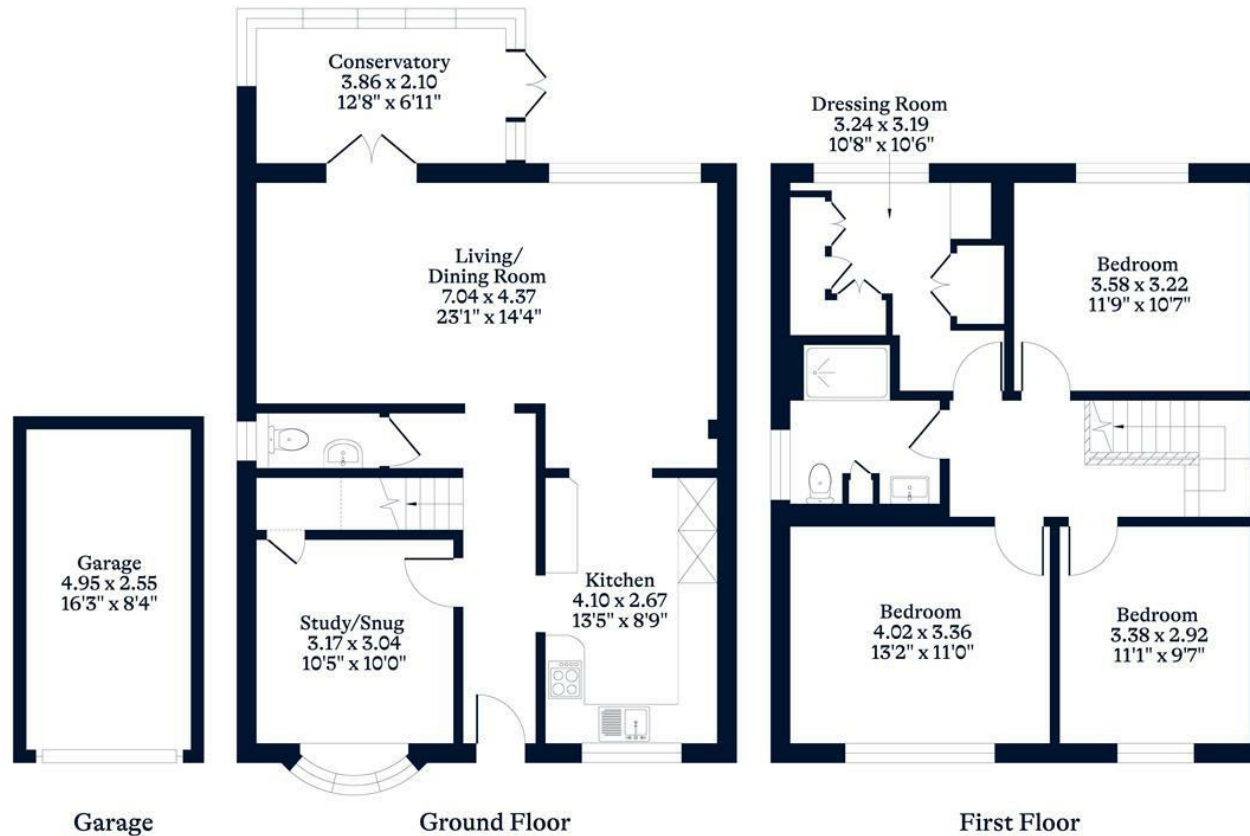
APPROXIMATE FLOOR AREA

House - 135.60 sq m - 1459 sq ft
Garage - 12.60 sq m - 136 sq ft
Total - 148.20 sq m - 1595 sq ft
(Gross Internal Area)

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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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