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# Upper Nursery, *Sunningdale*

OSBORNE HEATH



# An extended and refurbished three double bedroom, two bathroom detached house in a cul-de-sac with driveway parking.

Downstairs there is a living room, dining room and a modern kitchen with a central island and extra living or dining space. There is also underfloor heating throughout, a utility room and a downstairs WC.

Upstairs there are three double bedrooms, an en suite shower room to the principal bedroom, and a family bathroom.

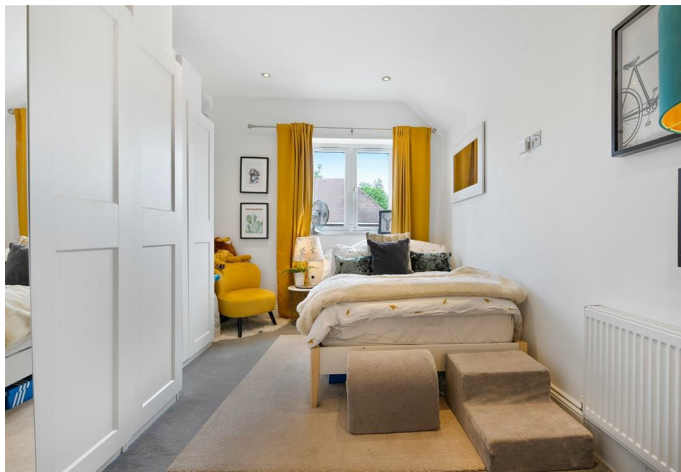
Outside there is driveway parking and a rear garden with patio and low maintenance artificial lawn.

Upper Nursery is a small cul-de-sac off Coworth Road in Sunningdale, close to Coworth Park. Nearby schools include Holy Trinity, Charters and The Marist. The closest station is Sunningdale where trains run to London and Reading. Nearby places of interest include Ascot Racecourse, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, 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.



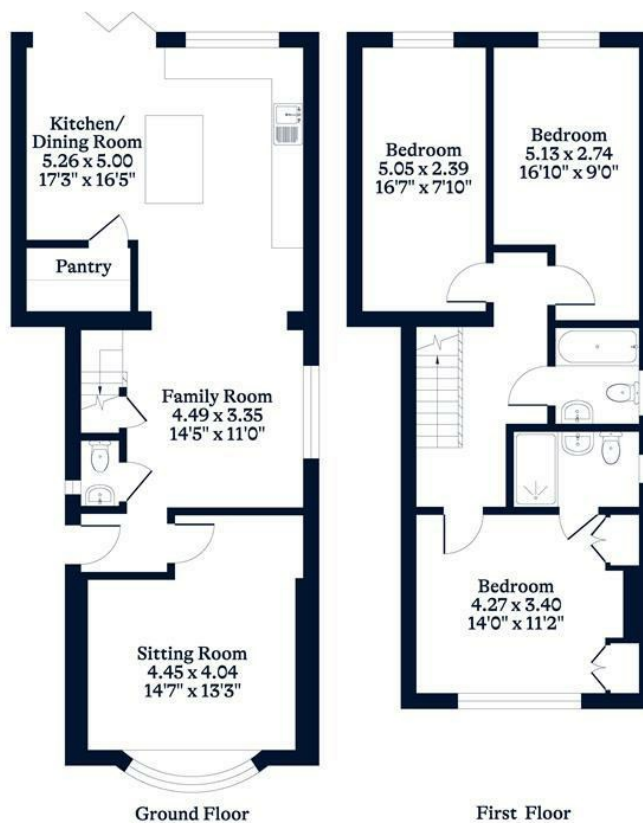




**APPROXIMATE FLOOR AREA**  
House - 120.60 sq m - 1299 sq ft  
(Gross Internal Area)



**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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