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# Woodend Drive, *Sunninghill*

OSBORNE HEATH



# A four/five bedroom, three bathroom detached home in Charters school catchment, with a in and out driveway and large west facing garden.

Downstairs there is a large entrance hall, formal living room, kitchen with central island, living and dining room leading out to the garden, study, play room, utility room and a downstairs WC.

The first floor has the principal bedroom with a dressing room and large en suite. There are three further double bedrooms, one with an en suite shower room, and a family bathroom.

Outside there is an in and out driveway, and side access to a large west facing garden.

Woodend Drive is in-between St Mary's Hill and Lower Village Road. The nearest train station is Ascot where services run to London, Reading and Guildford. Nearby schools include Bishopsgate, Charters, Hall Grove, Lambrook, LVS, The Marist, Papplewick, St Francis, St Georges, St Mary's and St Michaels. Nearby Sunninghill village has a number of local high street businesses and great restaurants and pubs. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band H.





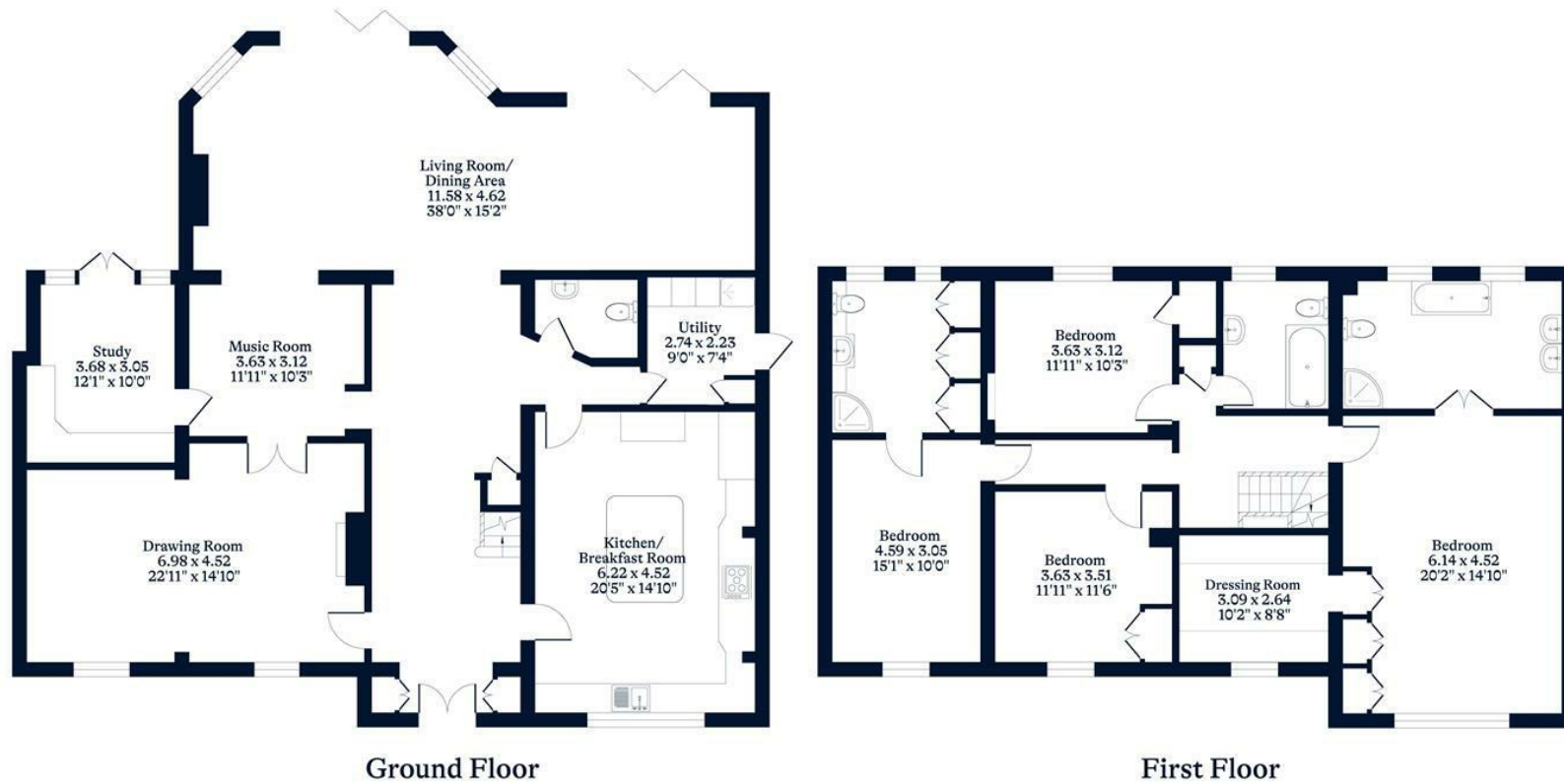




**APPROXIMATE FLOOR AREA**  
House - 297.00 sq m - 3194 sq ft  
(Gross Internal Area)

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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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