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# Chobham Road, *Sunningdale*

OSBORNE HEATH



**A three bedroom, two bathroom house close to Sunningdale shops and train station, with a driveway, garage, south west facing garden and no onward chain.**

The ground floor has a living and dining room, kitchen, conservatory and a downstairs WC.

On the first floor is the main bedroom with en suite, two further bedrooms and a family bathroom.

Outside the property has a driveway, rear garage and a south west facing garden.

Chobham Road in the centre of Sunningdale just a short walk from Waitrose and Sunningdale train station where services run to London Waterloo and Reading. Nearby schools include Charters, Holy Trinity, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Chobham Common, Coworth Park, Guards Polo Club, Legoland, The Lexicon, 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









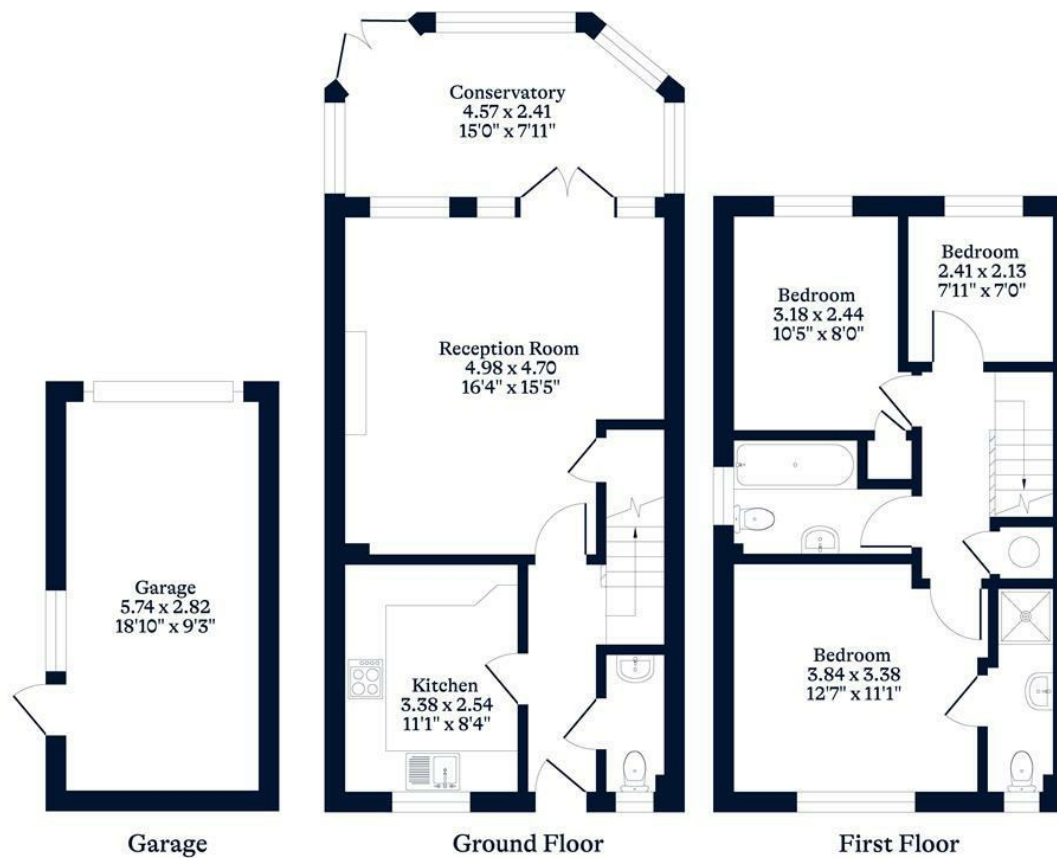
#### APPROXIMATE FLOOR AREA

House - 90.63 sq m - 976 sq ft  
Garage - 17.27 sq m - 186 sq ft  
Total - 107.90 sq m - 1162 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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