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# Bridge Road, *Sunninghill*

OSBORNE HEATH



# A two/three bedroom, detached home with a garage, parking and south facing garden in the heart of Sunninghill village.

On the ground floor there is a family room which is used as bedroom, living and dining room, kitchen, conservatory leading out to the garden and a bathroom.

On the first floor there are two double bedrooms and a WC.

Outside there is parking, a garage and south facing rear garden.

Bridge Road is a cul-de-sac in the centre of Sunninghill village. Nearby schools include Charters, Holy Trinity, St Francis, St Michael's and The Marist. 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, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band D.









#### APPROXIMATE FLOOR AREA

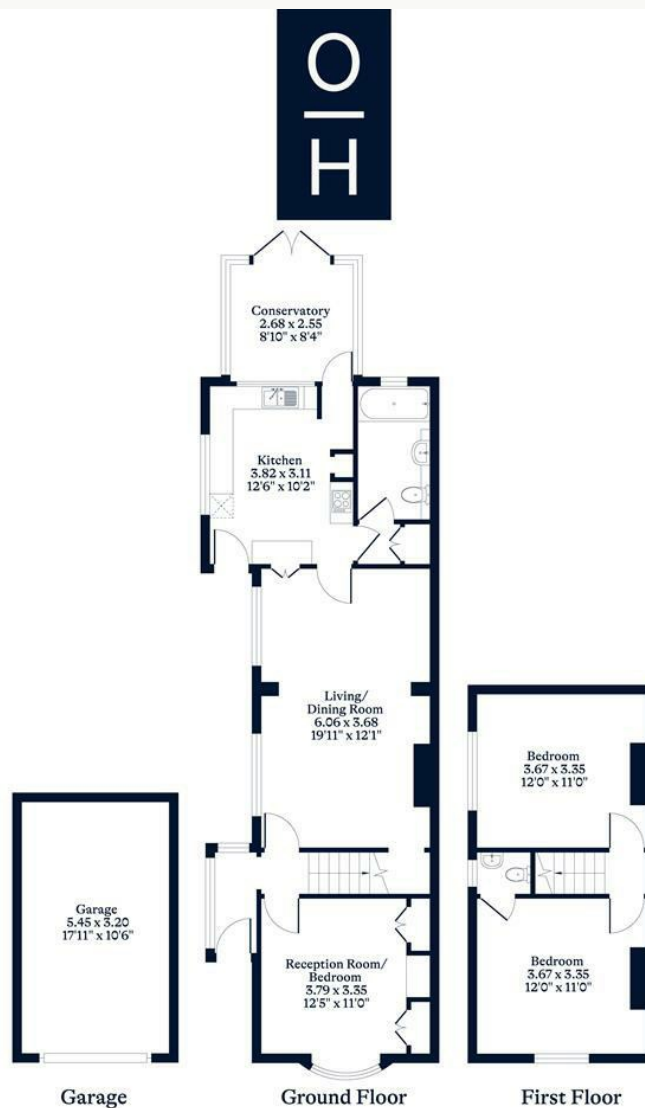
House - 95.80 sq m - 1031 sq ft

Garage - 17.40 sq m - 188 sq ft

Total - 113.20 sq m - 1219 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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