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Station Road, *Sunningdale*

OSBORNE HEATH

An extended two double bedroom, two bathroom character property overlooking the newly developed Sunningdale park, with a driveway and no onward chain.









On the ground floor there is the living room with a log-burner, kitchen with living and dining areas plus bi-folding doors out to the garden, utility room and a shower room with downstairs WC.

The first floor has two double bedrooms and a family bathroom.

Outside the property has a driveway, and a partially walled garden with an outbuilding which is currently used as storage.

The property benefits from an entrance just over the road to Sunningdale Park which is 47 acres of historic green space great for long walks.

Station Road is in the village of Sunningdale. Nearby schools include Charters, Holy Trinity, The Marist, Sunningdale boys and St Francis. Local places of interest include Ascot Racecourse, The Lexicon shopping centre, Sunningdale Park, Coworth Park, Guards Polo Club, Legoland, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale is less than one mile away and runs trains to London and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band D.





APPROXIMATE FLOOR AREA
House - 100.80 sq m - 1085 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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