

 6  4  4



# Sunning Avenue, *Sunningdale*

OSBORNE HEATH

## A six double bedroom, four bathroom modern home with two dressing rooms and a roof terrace to the principal bedroom, underfloor heating throughout, south facing garden, driveway and a garage.

Downstairs there is a living room leading out to the garden, bay-fronted dining room, kitchen with Siemens appliances, central island, living and dining area with bi-folding doors to the south facing garden, utility room and a downstairs WC.

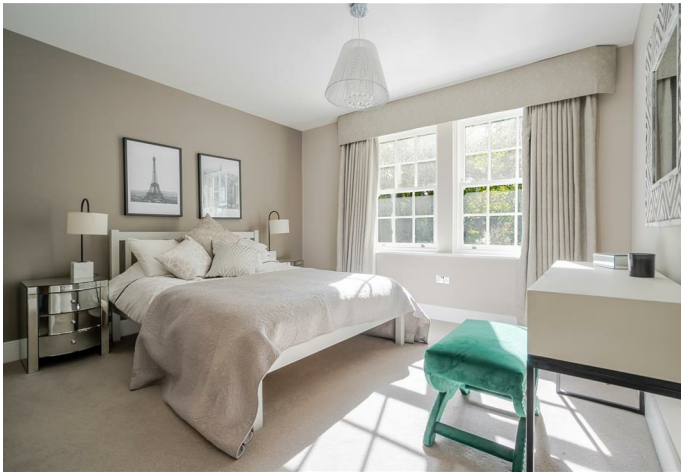
The principal bedroom is on the first floor and has an en suite, his and hers dressing rooms and a south facing roof terrace. There are five further double bedrooms, one further en suite, two bathrooms and a cinema or family room.

To the front of the house is driveway parking and an electric door into the garage. Side access leads to the south facing rear garden.

Sunning Avenue is one of Sunningdale's premier roads. Nearby schools include Charters, Holy Trinity, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. The train stations run services to Waterloo, Reading and Guildford. 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 B. Council Tax band H.





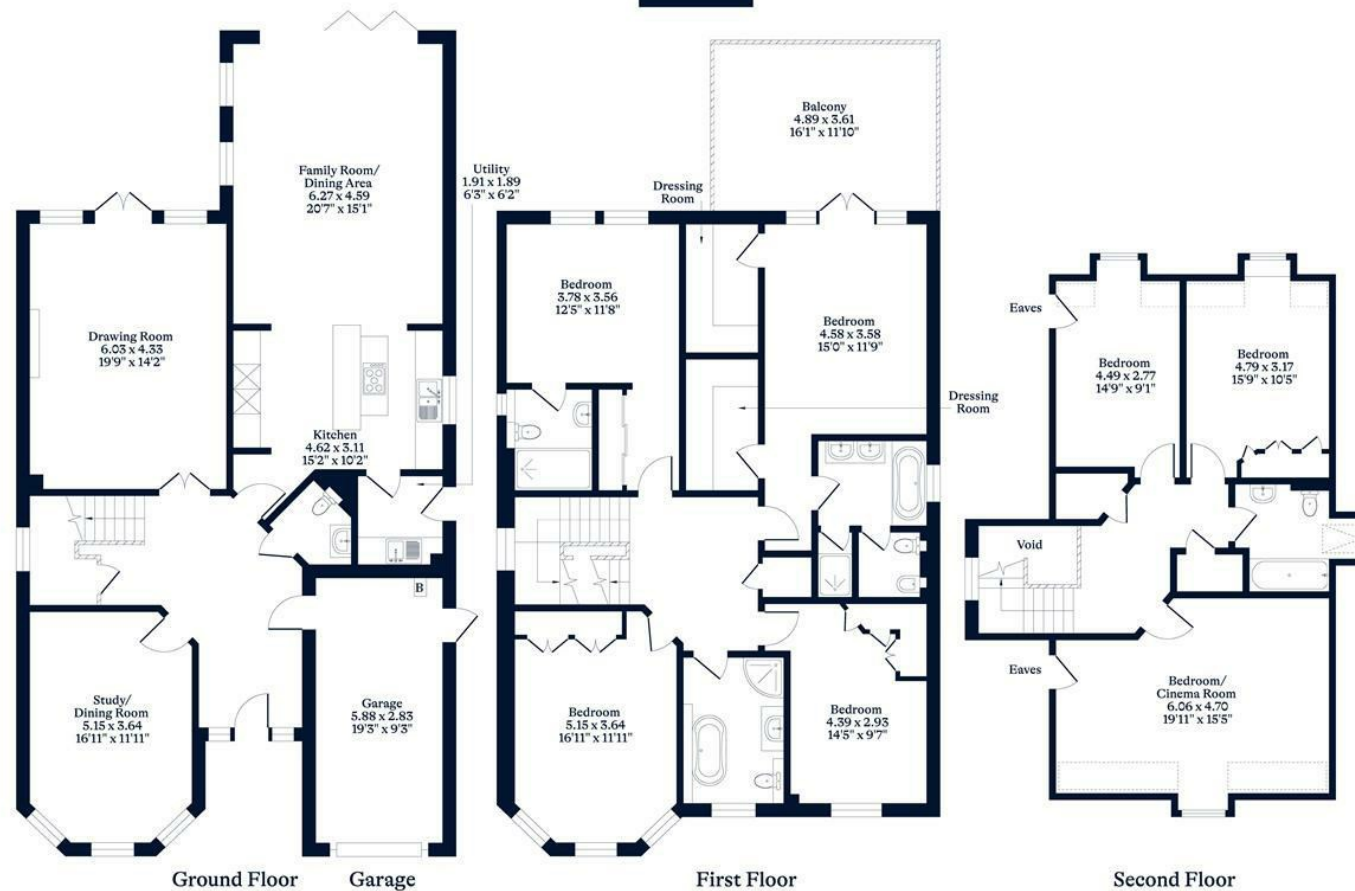
#### APPROXIMATE FLOOR AREA

House - 311.20 sq m - 3350 sq ft  
Garage - 17.00 sq m - 183 sq ft  
Total - 328.20 sq m - 3533 sq ft  
(Gross Internal Area)

OH

#### 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.

OSBORNEHEATH.CO.UK