

 3  2  2



Oriental Road, *Sunninghill*

OSBORNE HEATH

A three double bedroom, two bathroom character property with a garage close to Sunninghill high street.

On the ground floor there is a living and dining room with open fire place, modern kitchen, utility room and a downstairs bathroom.

The first floor has the principal bedroom with an en suite shower room, and two further double bedrooms.

Outside the property has a front garden, rear garden and garage which can be accessed from a private lane.

Oriental Road is a small cul-de-sac in the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London, Reading and Guildford. Nearby schools include Charters, St Francis, St Michaels 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.



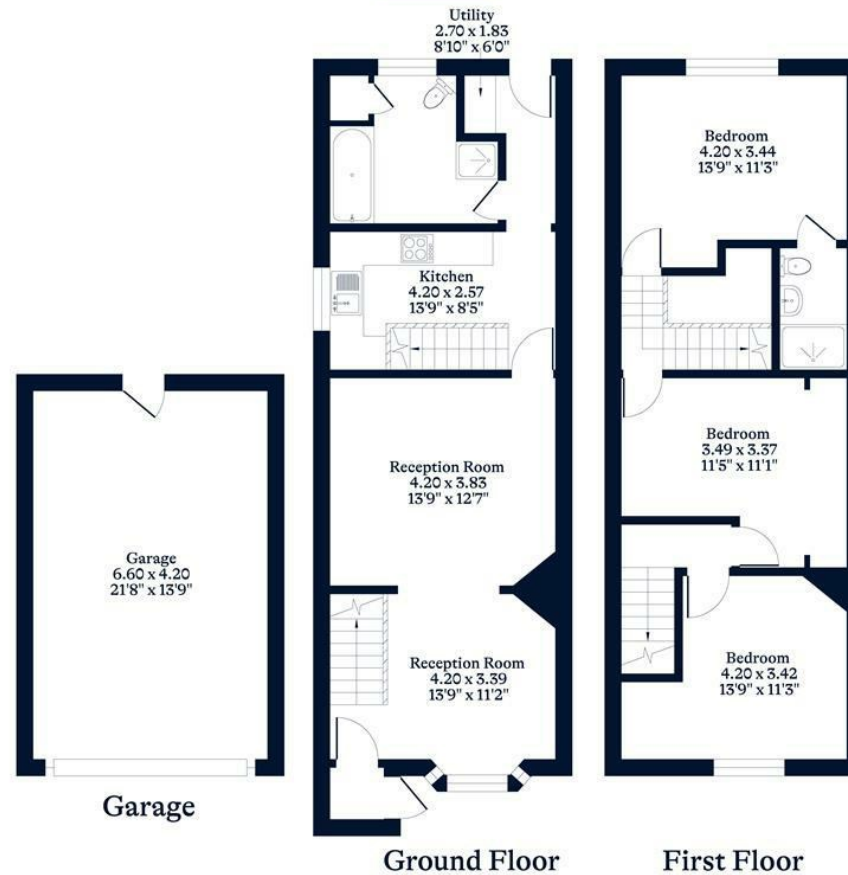


APPROXIMATE FLOOR AREA

House - 103.30 sq m - 1112 sq ft
Garage - 27.72 sq m - 298 sq ft
Total - 131.02 sq m - 1410 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



OSBORNEHEATH.CO.UK

This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.

©PROPERTYSHOOT