

 2  4  1



Exchange Road, *Sunninghill*

OSBORNE HEATH

A two bedroom semi-detached character home in a cul-de-sac, with a driveway and potential to extend subject to planning.

On the ground floor there is a kitchen with breakfast area, dining room, living room, study, utility room and a downstairs WC.

The first floor has two bedrooms and a family bathroom.

Outside the property has a driveway for two vehicles, front garden and a side courtyard.

Exchange Road is a small cul-de-sac in Sunninghill village. Nearby schools include Charters, 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, Windsor Castle and Windsor Great Park. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band D.





APPROXIMATE FLOOR AREA

House - 97.50 sq m - 1050 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.

OSBORNEHEATH.CO.UK