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Newark Road, *Windlesham*

OSBORNE HEATH

A three bedroom, two reception modern home with a garage and parking in a cul-de-sac.

The ground floor has a modern kitchen, living room, conservatory used as a dining and family room with doors leading out to the garden, and a downstairs WC.

On the first floor is the principal bedroom with built-in wardrobes, two further bedrooms and a modern family bathroom.

Outside the property has a garage in the near by block, parking, plus front and rear gardens.

Newark Road is a cul-de-sac in Windlesham village. The local area has private and state schools including Gordon's, Hall Grove, Hurst Lodge, The Marist, St. George's, St. Mary's, Sunningdale, Valley End and Windlesham Village. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Queenwood, Sunningdale Golf Club, Wentworth Club, Windsor Great Park and Windsor Castle. The nearest train stations are Bagshot and Sunningdale where trains run to London Waterloo, Guildford and Reading. Windlesham is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band D.



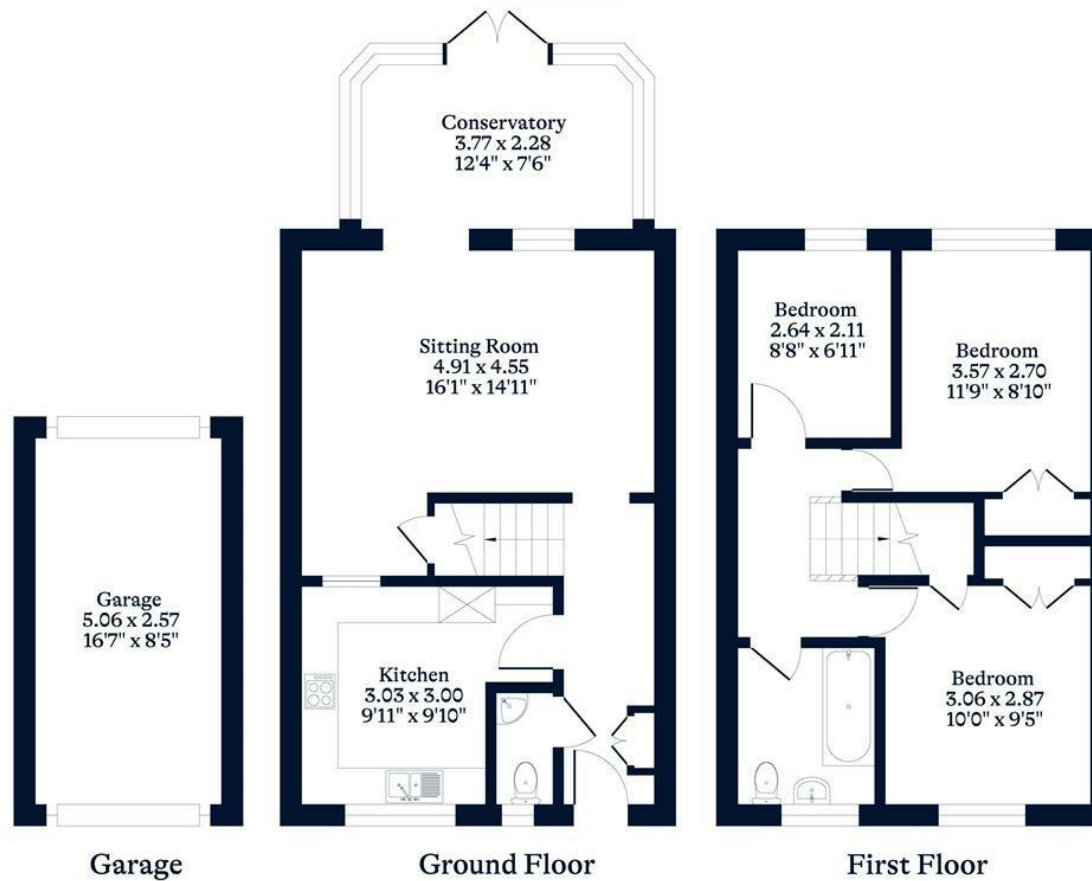


APPROXIMATE FLOOR AREA

House - 86.00 sq m - 926 sq ft
Garage - 13.00 sq m - 140 sq ft
Total - 99.00 sq m - 1066 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



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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.

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