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**Coworth Road**  
Sunningdale

Guide Price **£525,000**

**OSBORNE HEATH**



On the ground floor there is a living room with a multi-fuel log-burner, dining room and a modern kitchen leading out to the rear garden.

On the first floor is the principal bedroom, a modern four-piece family bathroom and a second bedroom which could also be used as a study.

Outside the property has a rear garden with a patio, lawn and access to the garage and parking.

Nearby schools include Charters, Holy Trinity, The Marist and St Francis. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The property is located within walking distance of the station in Sunningdale which runs trains to London Waterloo and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport. The property is also within walking distance of the local park.

# Coworth Road

## Sunningdale

- Two Bedrooms
- Two Receptions
- End Terrace
- Character Property
- Log- Burning Stove
- Garage
- Parking
- Walking Distance To Shops
- Walking Distance To Train Station

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

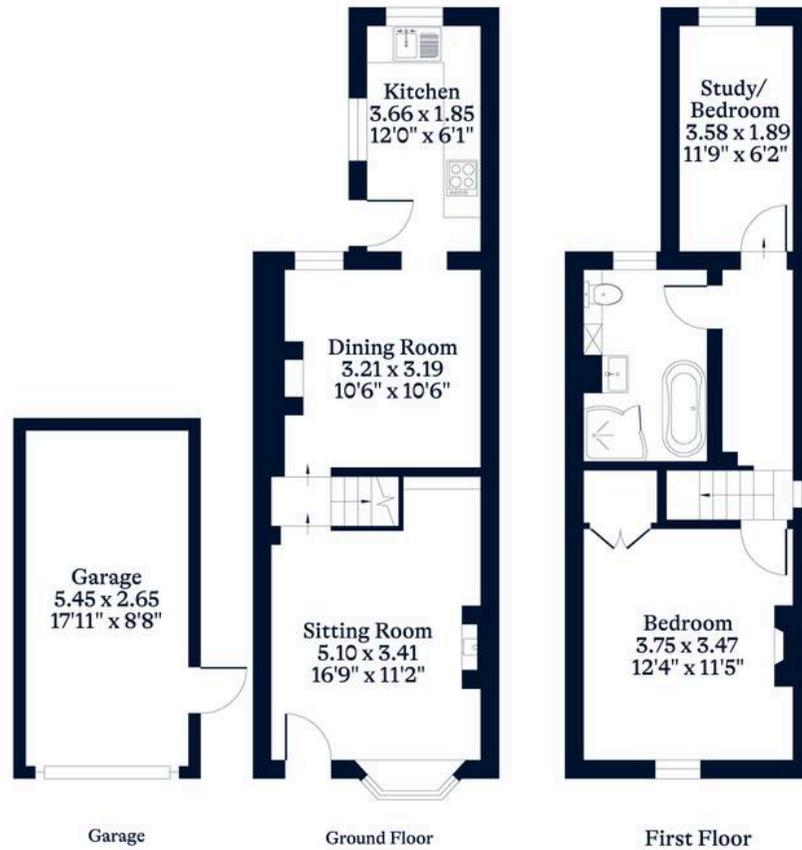


**APPROXIMATE FLOOR AREA**

House - 70.40 sq m - 758 sq ft  
Garage - 14.40 sq m - 155 sq ft  
Total - 84.80 sq m - 913 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.