



Hawthorne Place
Sunninghill

Guide Price **£725,000**

OSBORNE HEATH



On the ground floor is an integrated kitchen, living and dining room leading out to the garden, and a downstairs WC.

The first floor has the principal bedroom with built-in wardrobes and an en suite, a further double bedroom and a bathroom.

The second floor has another double bedroom with an en suite, and a laundry room with washing machine and tumble dryer.

Outside the property has two parking spaces side by side with an EV charging point, and a south east facing rear garden.

Hawthorne Place is a cul-de-sac in the new Sunninghill Square development. Nearby schools include ACS, Charters, Hall Grove, Lambrook, Papplewick, St Francis, St George's, St Mary's, 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, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

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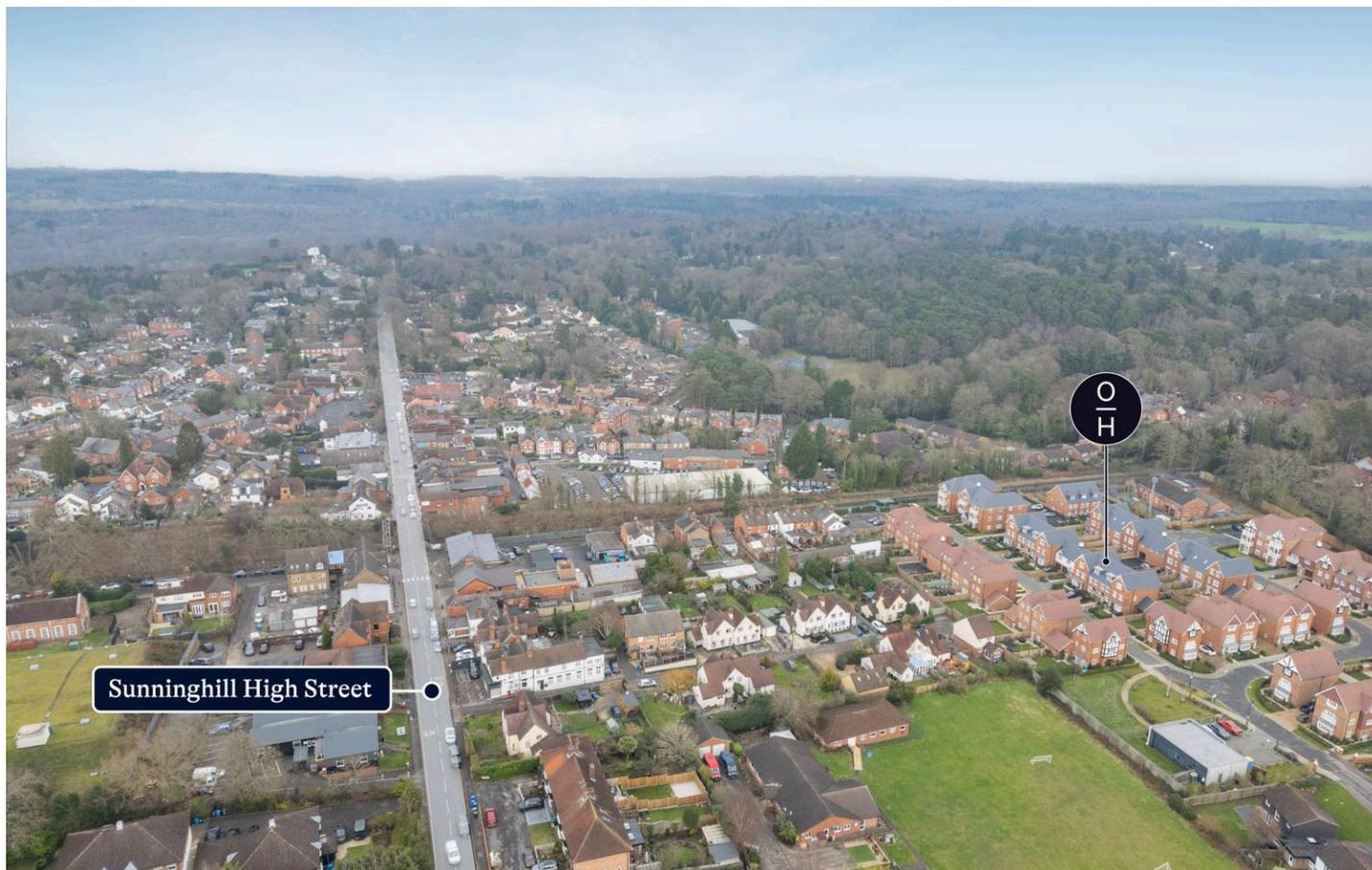
- Three Double Bedrooms
- Three Bathrooms
- Driveway
- EV Charger
- Cul-De-Sac
- Close To Shops
- Charters Catchment Area
- Berkley Homes Development
- No Onward Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

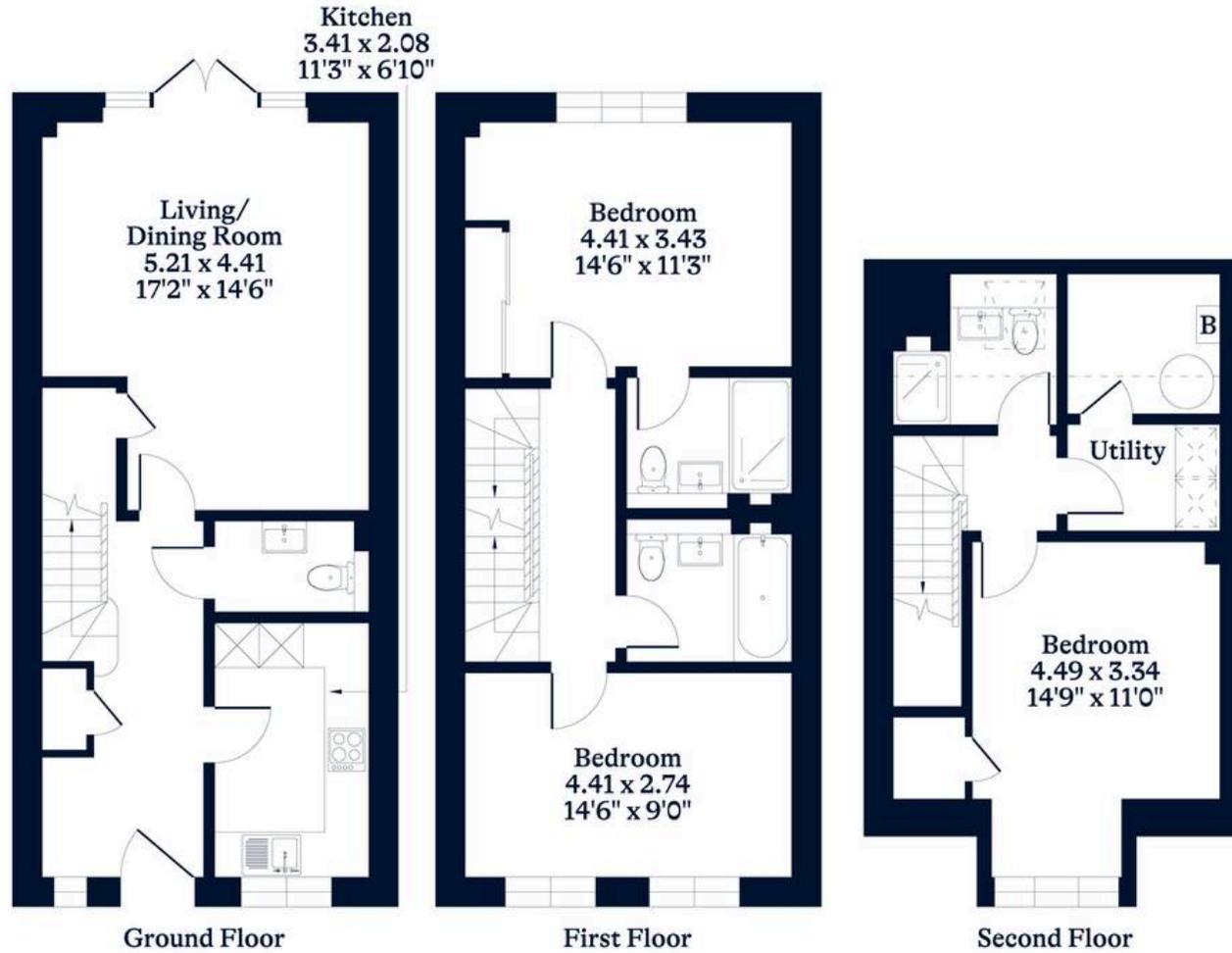
EPC Environmental Impact Rating: B



APPROXIMATE FLOOR AREA
House - 120.00 sq m - 1292 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.