

 6  4  5



# Grant Walk, *Sunningdale*

OSBORNE HEATH



# A six double bedroom, five bathroom detached house with a driveway and garage in a cul-de-sac off Sunning Avenue.

The ground floor has a living room, study, modern kitchen with a dining area, utility room, gym, downstairs WC and access to the garage.

On the first floor is the principal bedroom with built-in wardrobes and an en suite, three further double bedrooms, two of which have en suites, and a family bathroom.

The second floor has two double bedrooms, one of which can be used as a games room, an en suite and a family bathroom.

Grant walk is a small development close to the centre of Sunningdale, Waitrose and Sunningdale Station where trains run to London and Reading. Nearby schools include Charters, Coworth Flexlands, Holy Trinity, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band H.









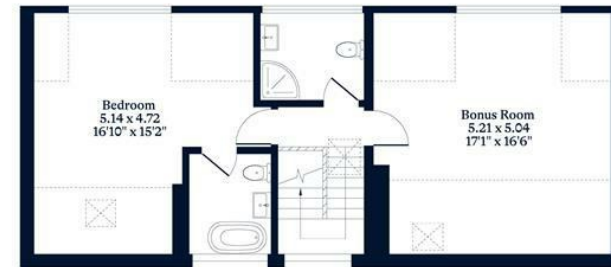
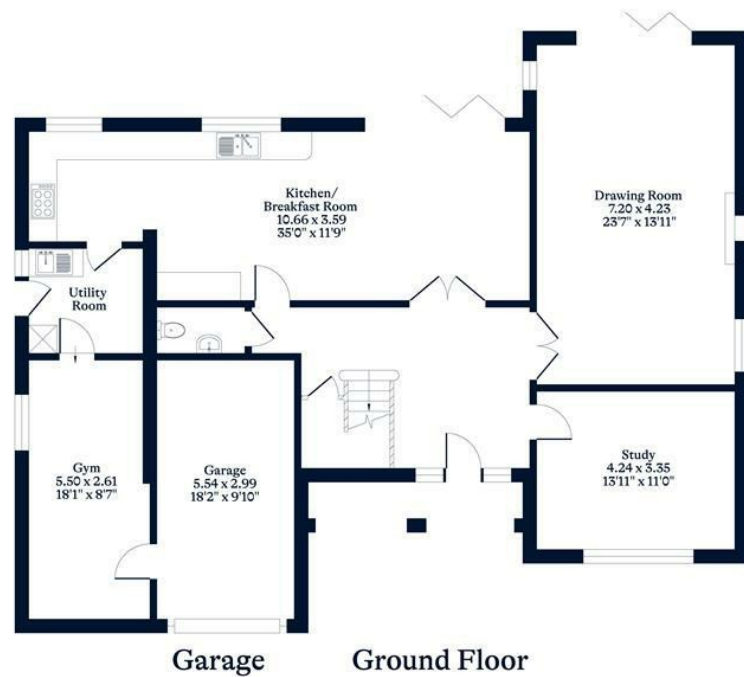
#### APPROXIMATE FLOOR AREA

House - 294.11 sq m - 3166 sq ft  
Garage - 17.59 sq m - 189 sq ft  
Total - 311.70 sq m - 3355 sq ft  
(Gross Internal Area)

OH

#### 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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