

O/I/O



Princess Gate London Road
Sunninghill

Guide Price £600,000

OSBORNE HEATH



On the ground floor there is a living room, dining room, study, kitchen, utility room and a shower room.

The first floor has two double bedrooms and a bathroom.

Outside the property has a driveway, double garage and a private garden. There are also communal gardens spread over five acres and a tennis court which is used by the residents.

Princess Gate is a small, gated development of twelve dwellings close to the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London, Reading and Guildford. Nearby schools include Charters, St Francis, St Michaels and The Marist. The village has several local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

Princess Gate London Road

Sunninghill

- Two Double Bedrooms
- Three Receptions
- Two Bathrooms
- Detached
- Driveway
- Garage
- Tennis Court
- Five Acres of Communal Grounds
- Gated
- No Onward Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

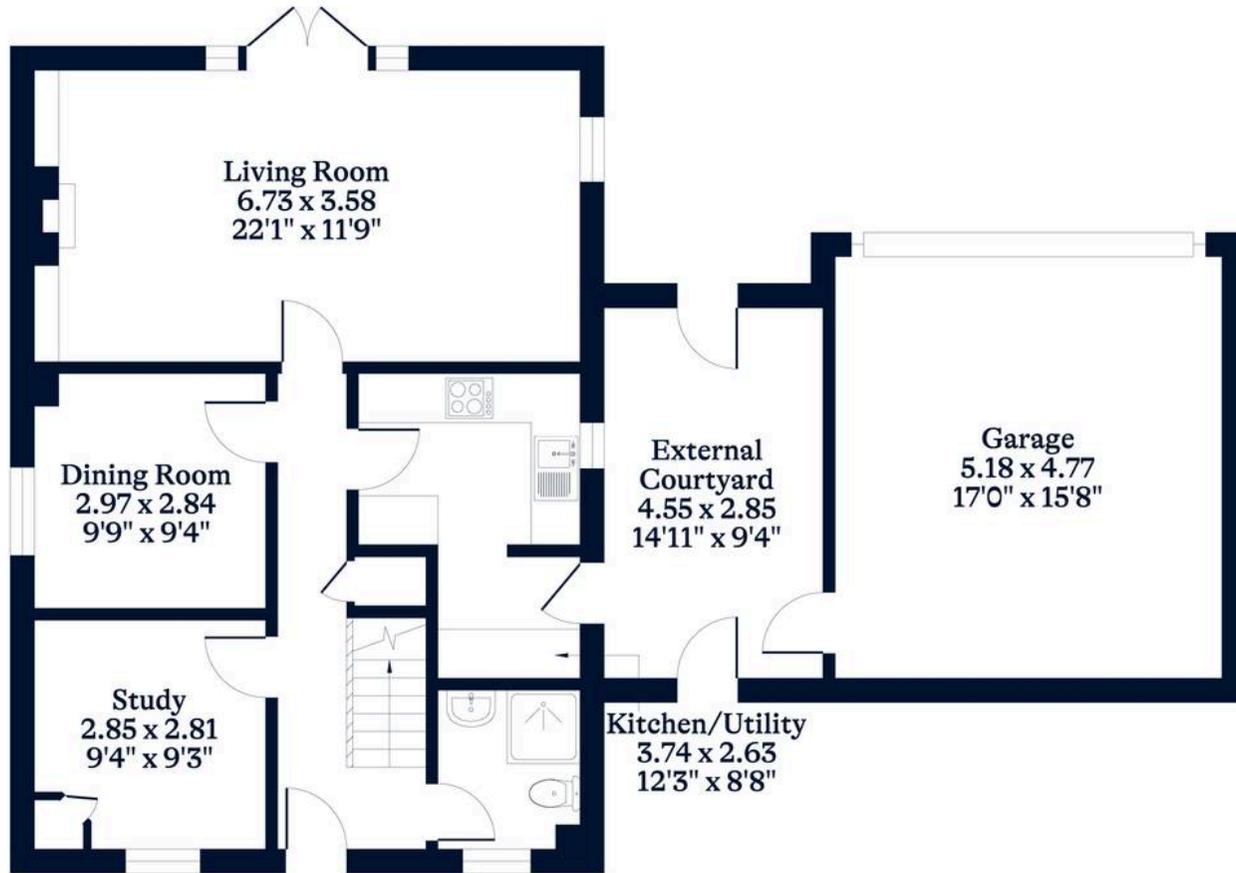
EPC Environmental Impact Rating: D



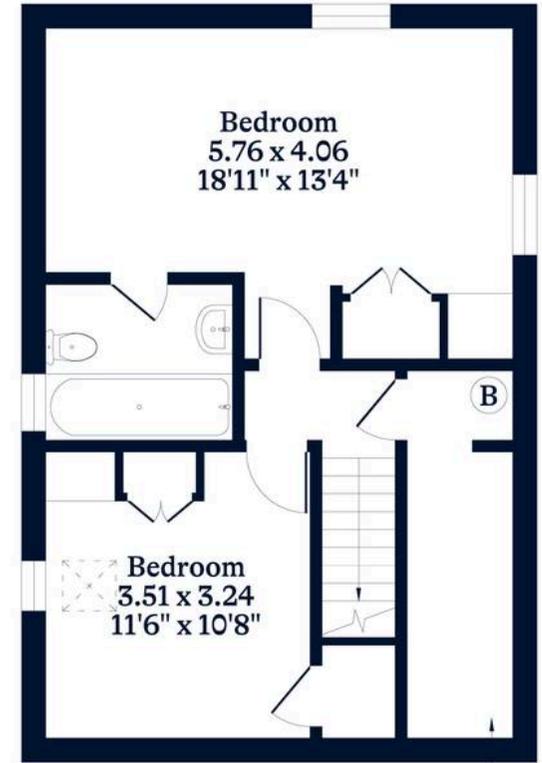


APPROXIMATE FLOOR AREA
House - 114.63 sq m - 1234 sq ft
Garage - 24.70 sq m - 266 sq ft
Total - 139.33 sq m - 1500 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



Ground Floor



First Floor

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.