

O|H



**Martin Avenue**  
Sunninghill

Guide Price **£950,000**

**OSBORNE HEATH**



The Bowood was recently build by Berkeley Homes and this property includes Siemens appliances, underfloor heating on the ground floor and sliding sash windows.

The ground floor has a kitchen with breakfast bar, living and dining areas, plus a study, downstairs WC and a utility cupboard.

The first floor has a formal living room and the principal bedroom with en suite bathroom and built-in wardrobes.

On the top floor there are three further bedrooms with built-in wardrobes, an en suite shower room and a family bathroom.

Outside there is driveway parking for two vehicles, a garage and a south east facing garden with a outbuilding which can be used as a study or good storage. There is further visitor parking for your guests.

Martin Avenue is a small cul-de-sac in the Sunninghill Square development. The development is in the centre of Sunninghill village which has a number of local high street businesses and great restaurants and pubs. Nearby schools include ACS, Bishopsgate, Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and St Michaels. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

# Martin Avenue

## Sunninghill

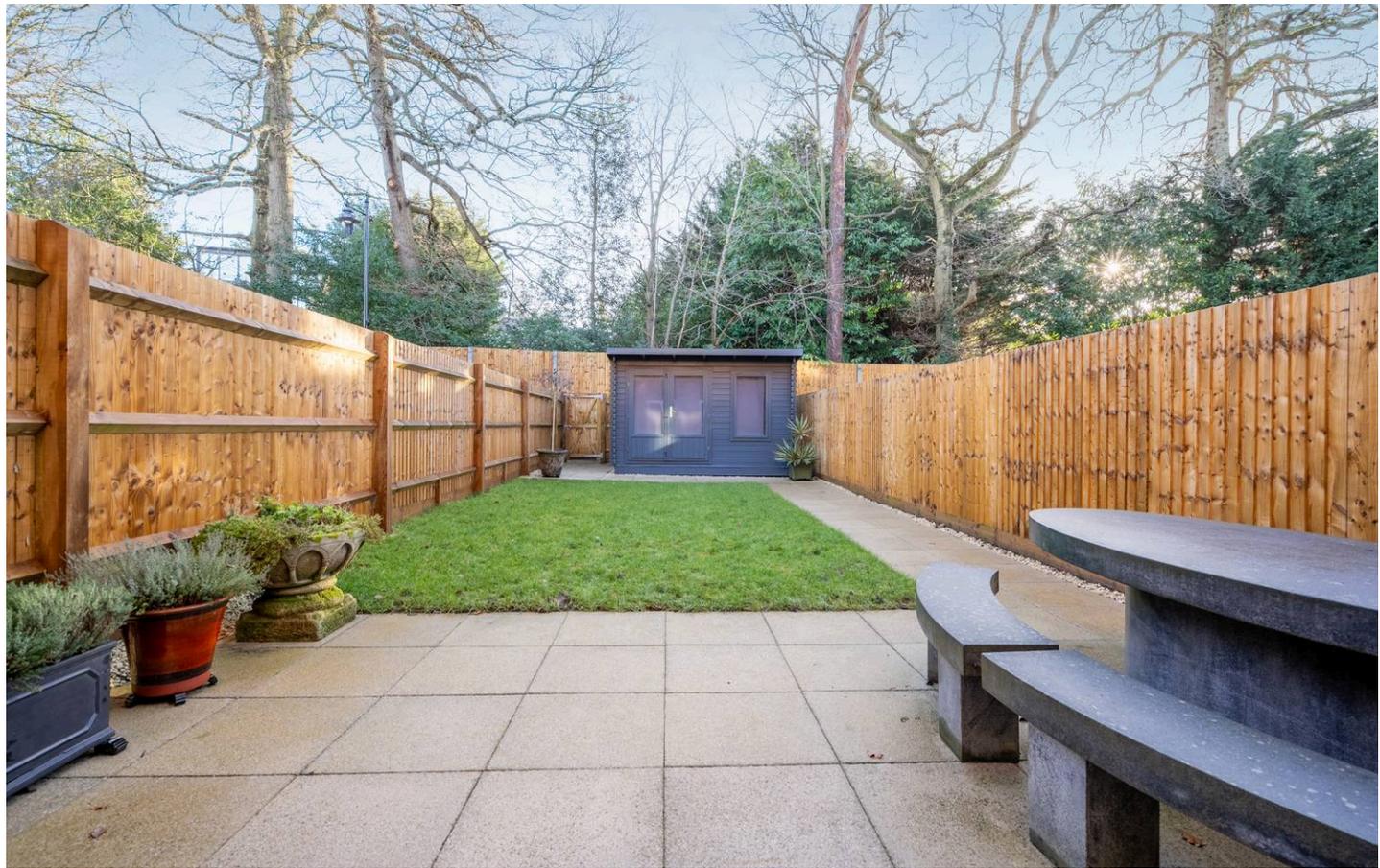
- Four Bedrooms
- Three Bathrooms
- Three Receptions
- Downstairs WC
- Utility Cupboard
- Study
- Driveway
- Garage
- South East Facing Garden
- Cul-De-Sac

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



**APPROXIMATE FLOOR AREA**  
 House - 157.08 sq m - 1691 sq ft  
 Garage - 17.55 sq m - 189 sq ft  
 Outbuilding - 8.31 sq m - 89 sq ft  
 Total - 182.94 sq m - 1969 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.