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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 spaces, a study, downstairs WC and a utility cupboard.

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

On the top floor there are three further bedrooms, 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. 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

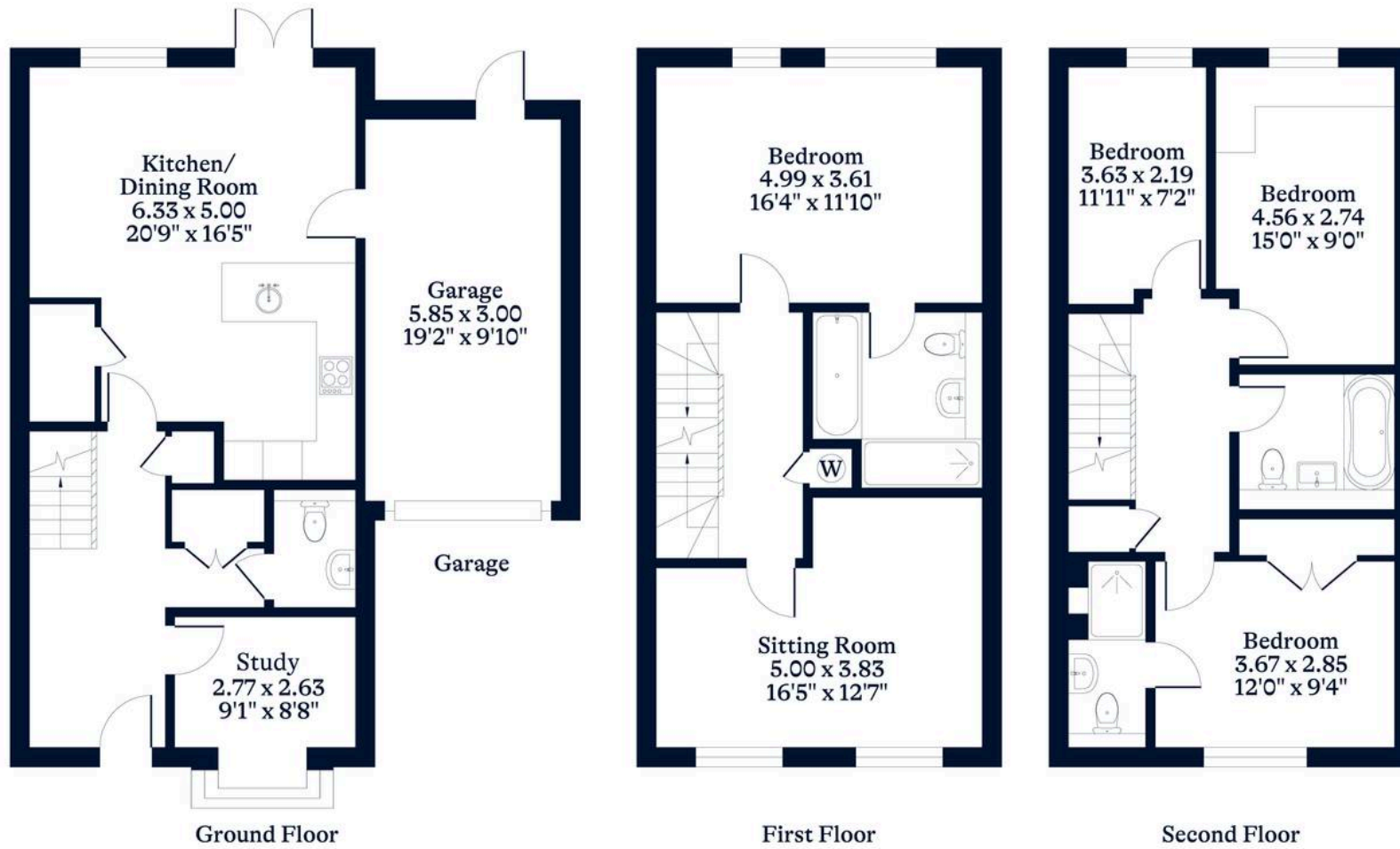
EPC Environmental Impact Rating: B





APPROXIMATE FLOOR AREA
House - 157.08 sq m - 1691 sq ft
Garage - 17.55 sq m - 189 sq ft
Total - 174.63 sq m - 1880 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.