

Martin Avenue
Sunninghill

Guide Price **£1,200,000**

OSBORNE HEATH



The ground floor has a lounge, open-plan kitchen and dining room with doors leading out onto the rear garden, ample storage, downstairs WC.

On the first floor is the principal bedroom with a four-piece en suite and built-in wardrobes, and a family room which is currently a playroom.

The second floor has a guest bedroom with en suite and built-in wardrobes, two further bedrooms and a bathroom with separate shower and a fifth bedroom which is has been custom designed as a study.

Outside the property has a driveway, garage and a south east facing garden with rear access.

Martin Avenue 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.

Martin Avenue

Sunninghill

- Five Bedrooms
- Three Bathrooms
- Three Receptions
- Detached
- Driveway
- Garage
- Built by Berkley Homes
- Close to Village
- Cul-De-Sac

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



APPROXIMATE FLOOR AREA

House - 213.00 sq m - 2293 sq ft

Garage - 18.00 sq m - 195 sq ft

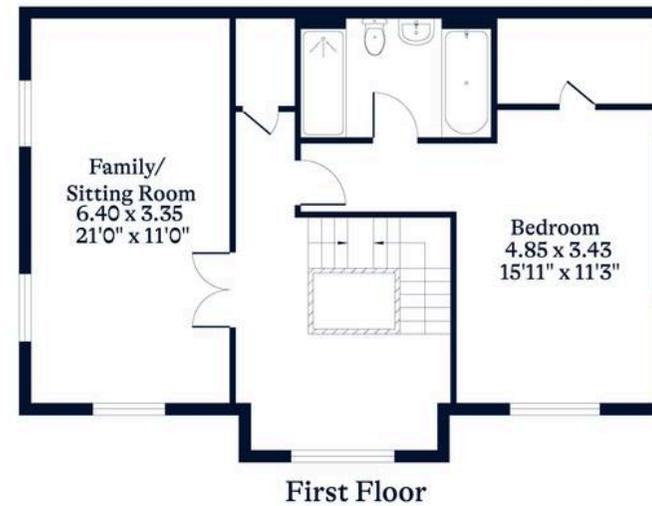
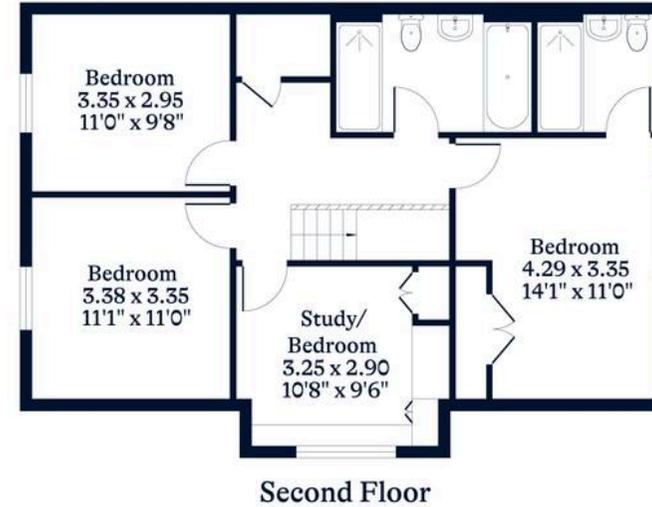
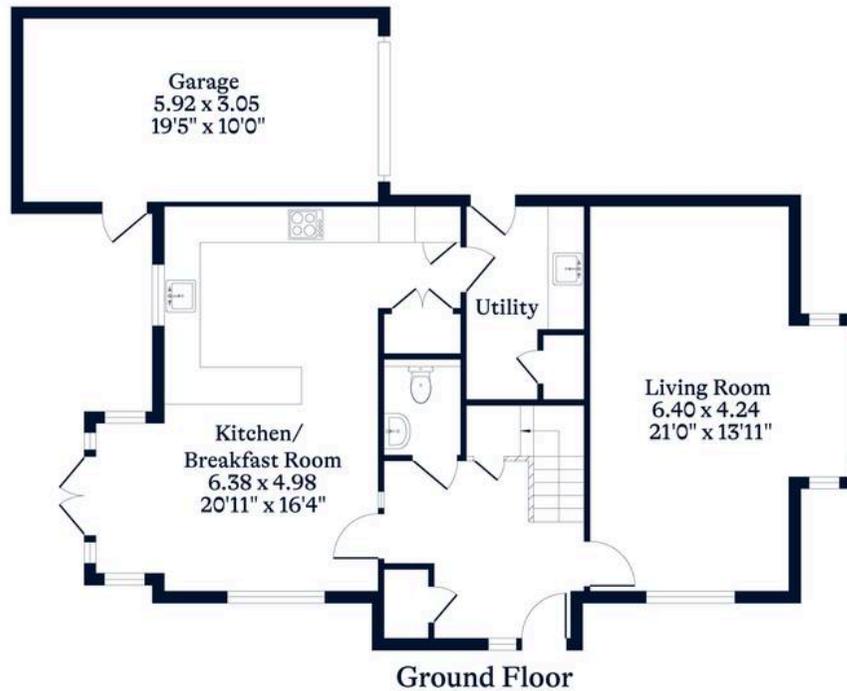
Total - 231.00 sq m - 2488 sq ft

(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.