



Queens Road
Sunninghill

Guide Price £800,000

OSBORNE HEATH



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

On the first floor is the principal bedroom with built-in wardrobes, a Jack and Jill bathroom, and two further bedrooms, also with built-in wardrobes.

Outside there is a driveway, garage and a rear garden with a courtyard outdoor eating area.

Queens Road is in the heart of Sunninghill Village. Nearby schools include Charters, Holy Trinity, St Francis, St Michael's 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, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

Queens Road

Sunninghill

- Three Bedrooms
- Two Bathrooms
- Character
- Detached
- Garage
- Heart of Sunninghill Village
- Potential to Extend
- No Onward Chain

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

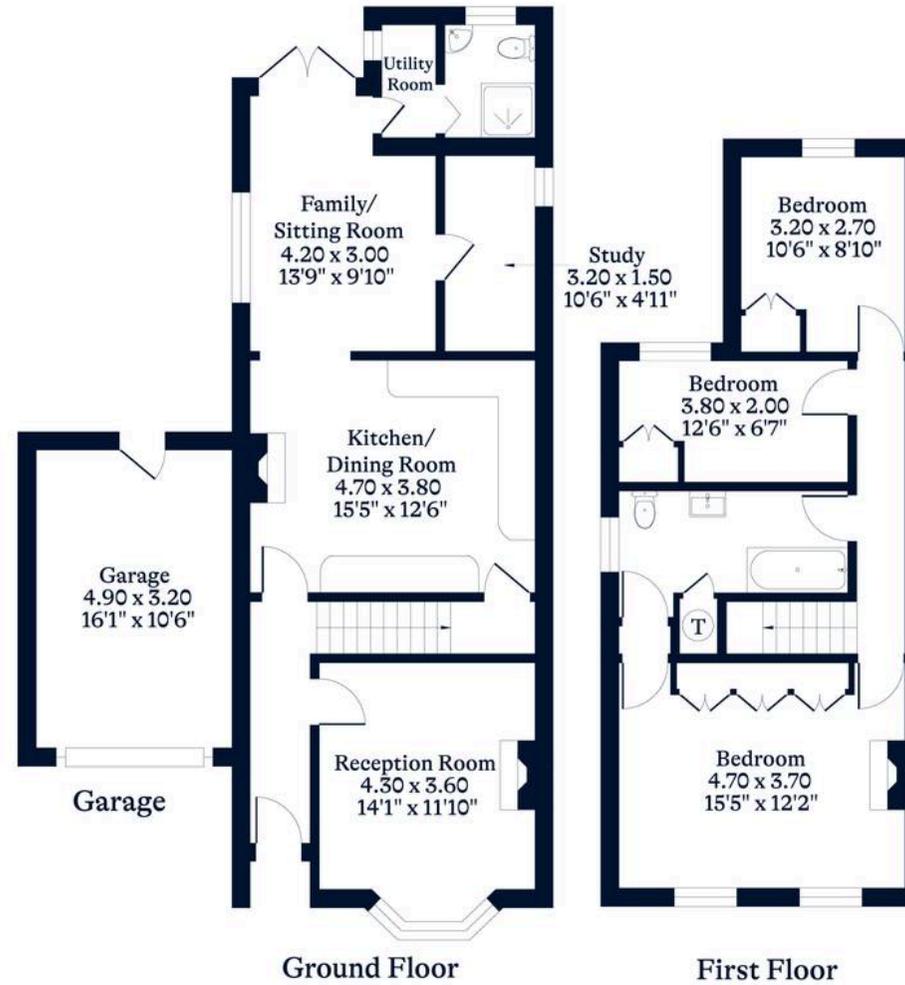
EPC Environmental Impact Rating: E



APPROXIMATE FLOOR AREA
House - 114.00 sq m - 1227 sq ft
Garage - 16.00 sq m - 172 sq ft
Total - 130.00 sq m - 1399 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.