

THO



Lower Village Road, Sunninghill
Guide Price £625,000

OSBORNE HEATH



Downstairs there is a formal living room with wood burning stove, dining room and a kitchen with a breakfast bar leading out to a courtyard garden.

Upstairs there are two double bedrooms with built-in wardrobes, an en suite shower room to the primary bedroom and a large modern family bathroom.

Outside the property has a front garden and side access via a store to a south east facing courtyard garden.

Lower Village Road is in the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London Waterloo, Reading and Guildford. The nearest schools are Charters, St. Francis, St. Michaels and The Marist. Nearby places of interest include Ascot Racecourse, Legoland, Wentworth Golf Club and Windsor Great Park. By road Sunninghill is convenient for the M3, M4, M25 and Heathrow Airport.

Lower Village Road

Sunninghill

- Two Double Bedroom
- Two Bathrooms
- Two Receptions
- Modern Kitchen With Breakfast Bar
- Character
- South East Facing Garden
- Semi-Detached
- Potential to Extend STP
- Charters School Catchment Area
- Close To Shops

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

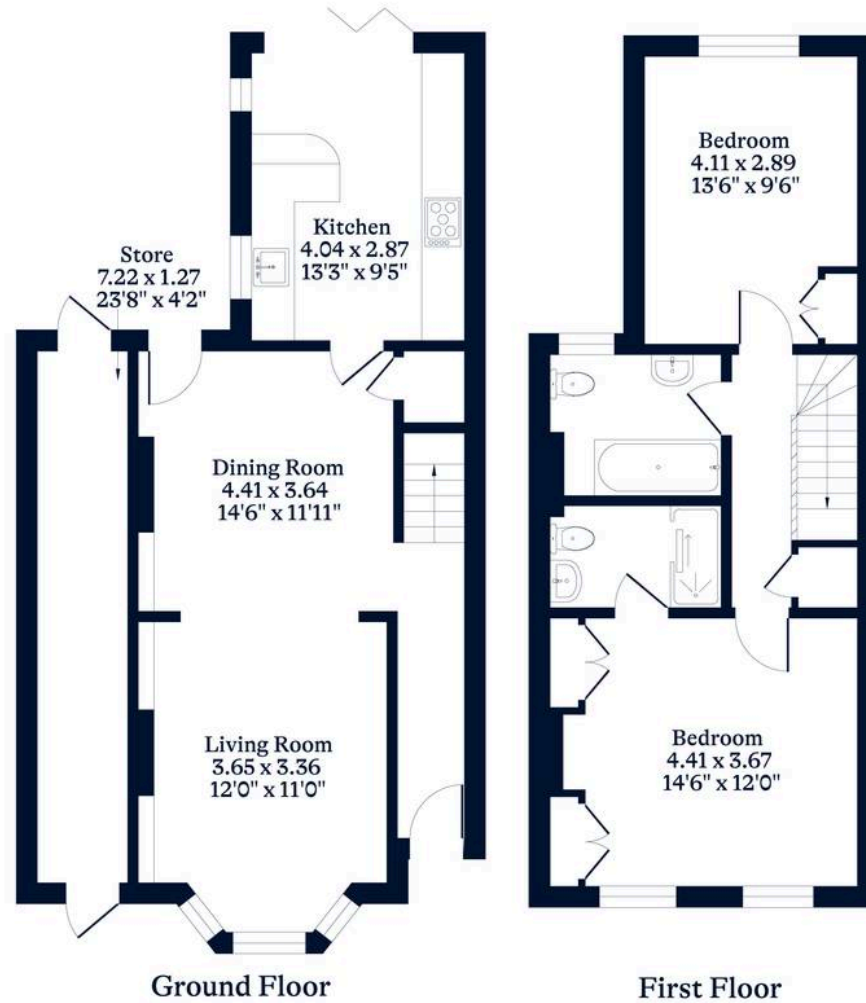


APPROXIMATE FLOOR AREA

House - 92.26 sq m - 993 sq ft
Store - 9.51 sq m - 102 sq ft
Total - 101.77 sq m - 1095 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.