



**The Terrace, Sunninghill**  
Guide Price £695,000

**OSBORNE HEATH**



On the ground floor is the living room with wood-burning stove, dining room, spacious kitchen with a breakfast area and bi-folding doors leading out to the kitchen and a downstairs WC.

On the first floor is the main principal bedroom with a wet-room, two further bedrooms and a family bathroom.

Outside the property has side access to the rear garden which has a low maintenance artificial lawn.

The Terrace is in the centre 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, The Lexicon, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

# The Terrace

## Sunninghill

- Three Bedrooms
- Two Receptions
- Two Bathrooms
- Semi-Detached
- Character
- Close To Shops
- Charters Catchment
- No Onward Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

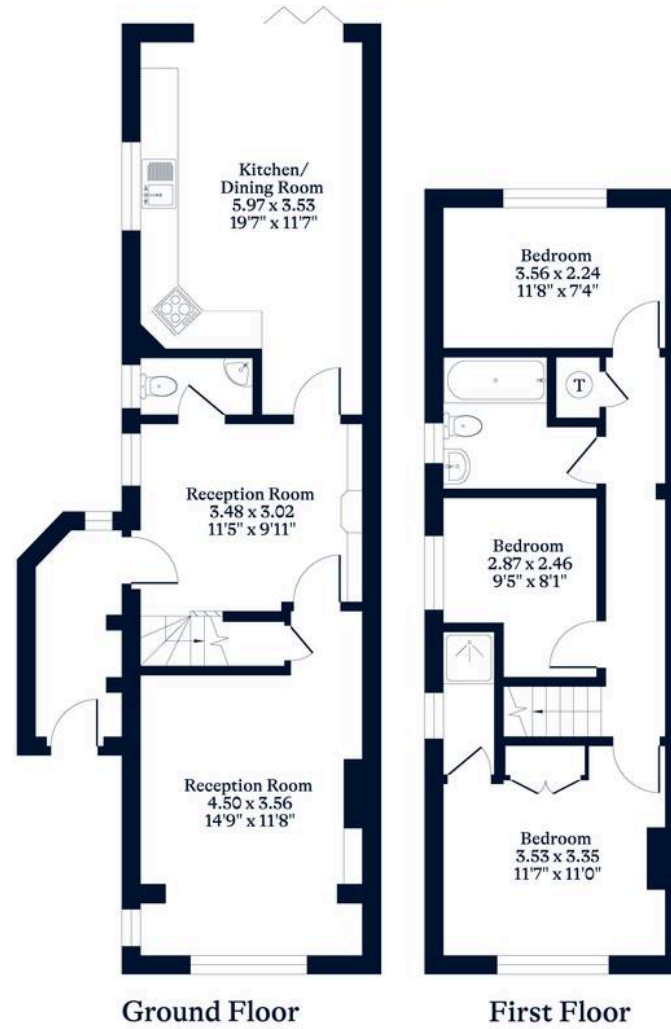
EPC Environmental Impact Rating: E



**APPROXIMATE FLOOR AREA**  
House - 100.00 sq m - 1076 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



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