

THO



Sunninghill Road, Sunninghill
Guide Price £495,000

OSBORNE HEATH



On the ground floor is a living room, kitchen, two bedrooms and a family bathroom.

The first floor has a thoughtfully designed loft conversion providing a generous principal bedroom and en-suite, accessed by a distinctive space-saving half-step staircase.

Outside there is allocated parking and a rear garden.

Frances Court is off Sunninghill High Street in the village of Sunninghill. Sunninghill is in-between Ascot and Sunningdale where the train stations run services to London Waterloo, Reading and Guildford. 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, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport. Nearby schools include Charters, St Francis, St Michaels and The Marist.

Sunninghill Road

Sunninghill

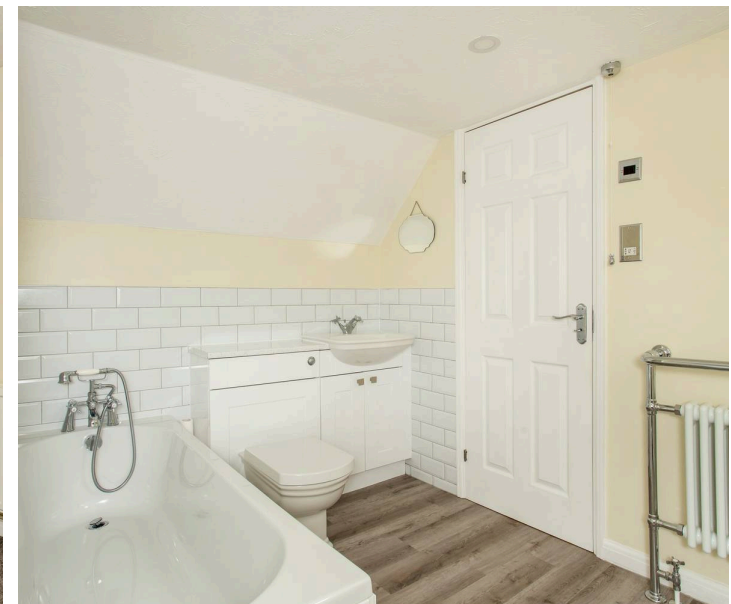
- Three Bedrooms
- Two Bathrooms
- Bungalow
- Detached
- Allocated Parking Spaces
- Close To Sunninghill Village
- Charters School Catchment
- Cul-De-Sac
- Enclosed Garden
- No Onward Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



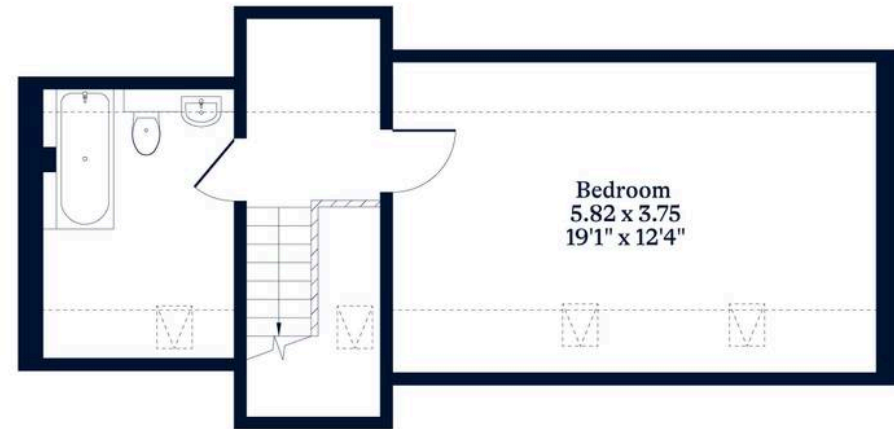
APPROXIMATE FLOOR AREA
House - 93.50 sq m - 1006 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



Ground Floor



First Floor

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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement.

Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.