

HOI



Martin Avenue, Sunninghill
£1,295,000

OSBORNE HEATH



Set in an exclusive cul-de-sac location close to the heart of the village, this impressive home is perfectly suited for families seeking both luxury and practicality.

Upon entering, you are greeted by an expansive hallway that leads to two elegant reception rooms, each finished to the highest standard and ideal for both formal entertaining and relaxed family living.

The state-of-the-art kitchen is equipped with premium appliances and sleek cabinetry, seamlessly integrating with a spacious dining area that exudes modern style.

The five generously proportioned bedrooms include a sumptuous principal suite, complete with a luxurious en-suite bathroom and bespoke fitted wardrobes, while three additional contemporary bathrooms (two en-suite) ensure comfort and privacy for all residents and guests.

Every aspect of the interior has been thoughtfully considered, with high-quality Amtico flooring, designer lighting and bespoke finishes creating an atmosphere of refined elegance.

Outside the property has a driveway, garage with storage above and a landscaped rear garden.

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.

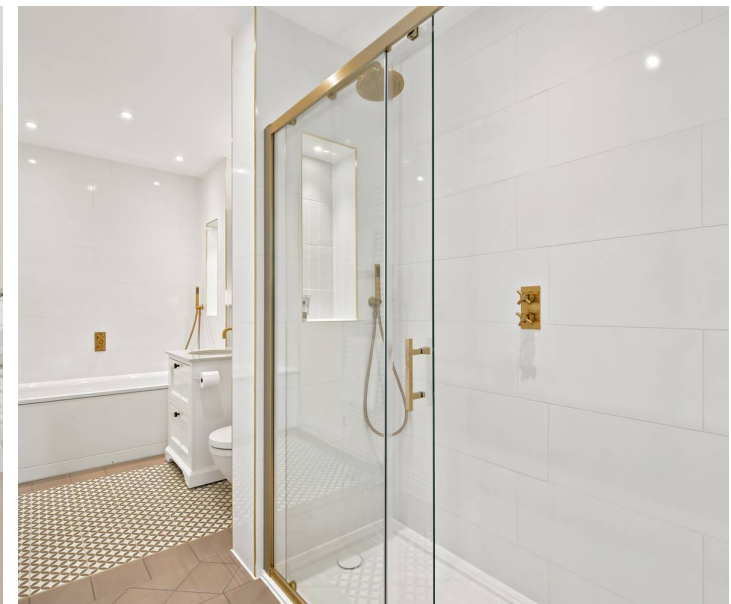
Martin Avenue

Sunninghill

- Five Bedrooms
- Four Bathrooms
- Two Receptions
- Detached
- Driveway
- Garage
- Built By Berkeley Homes
- Close To Village
- Cul-De-Sac

Council Tax band: G

Tenure: Freehold



APPROXIMATE FLOOR AREA

House - 161.93 sq m - 1744 sq ft

Garage - 15.47 sq m - 166 sq ft

Total - 177.40 sq m - 1910 sq ft

(Gross Internal Area)

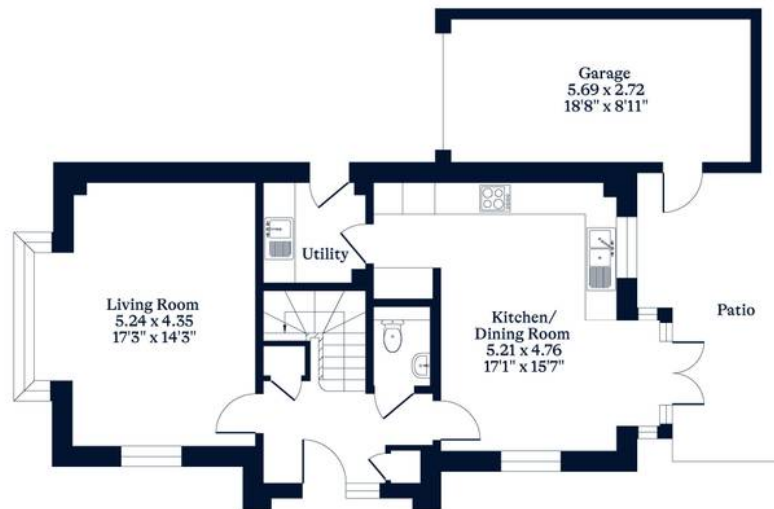


NOT TO SCALE

This plan is for illustration purposes only



Second Floor



Ground Floor



First Floor

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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.