

 4  3  1



Lower Village Road, *Sunninghill*

OSBORNE HEATH

A four bedroom semi-detached character property with driveway parking close to the heart of Sunninghill village.

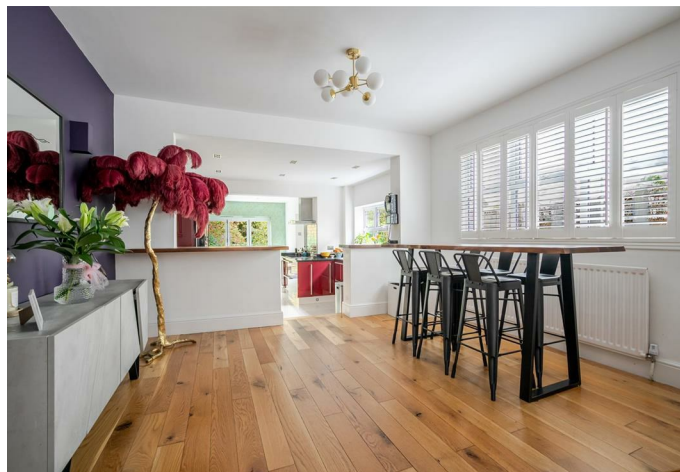
On the ground floor there is a living room, dining room, kitchen with snug area leading out to the garden, and a downstairs WC.

The first floor has four bedrooms and a family bathroom.

Outside the property has a driveway with EV charging and side access to the rear garden which backs onto private woodlands.

Lower Village Road is in the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London, 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.

EPC rating D. Council Tax band E.





APPROXIMATE FLOOR AREA
House - 114.00 sq m - 1227 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



Ground Floor

First Floor

OSBORNEHEATH.CO.UK

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.

©PROPERTYSHOOT