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# Exchange Road, *Sunninghill*

OSBORNE HEATH

# A three bedroom, three bathroom semi-detached character property with driveway parking, in a small cul-de-sac close to the heart of Sunninghill village.

On the ground floor there is a modern kitchen with central island, which also doubles up as a breakfast bar, and a formal dining area. There is also a living room with feature wood-burner, utility room and a shower room.

On the first floor is the principal bedroom with an en suite bathroom and balcony, two further bedrooms and a shower room.

Outside the property has driveway parking and a front lawned garden.

Exchange Road is a small cul-de-sac in Sunninghill village. Nearby schools include Charters, 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, Windsor Castle and Windsor Great Park. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band E.

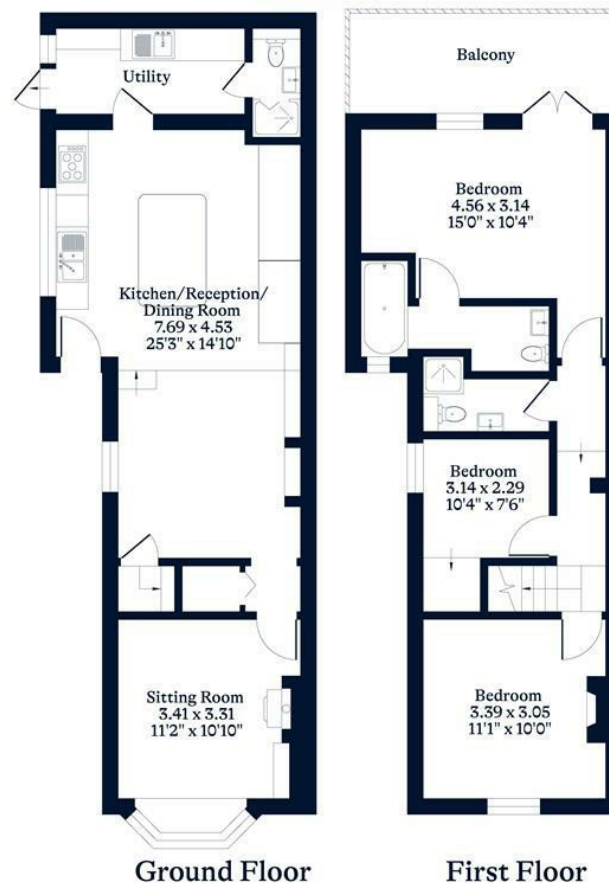




**APPROXIMATE FLOOR AREA**  
House - 105.30 sq m - 1133 sq ft  
(Gross Internal Area)



**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.

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