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# Park Drive, *Sunningdale*

OSBORNE HEATH

## A three bedroom semi-detached home with driveway and walking distance to Sunningdale train station and shops.

On the ground floor there is a kitchen with dining space and lounge with doors leading onto the rear garden.

On the first floor is the main bedroom, two further bedrooms and a family bathroom.

Outside the property has a large frontage with side access to the rear garden and outbuilding.

Park Drive is a residential crescent in Sunningdale close to Charters School, Holy Trinity Primary School and The Marist. The closest station is Sunningdale where trains run to London Waterloo and Reading. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax Band D.

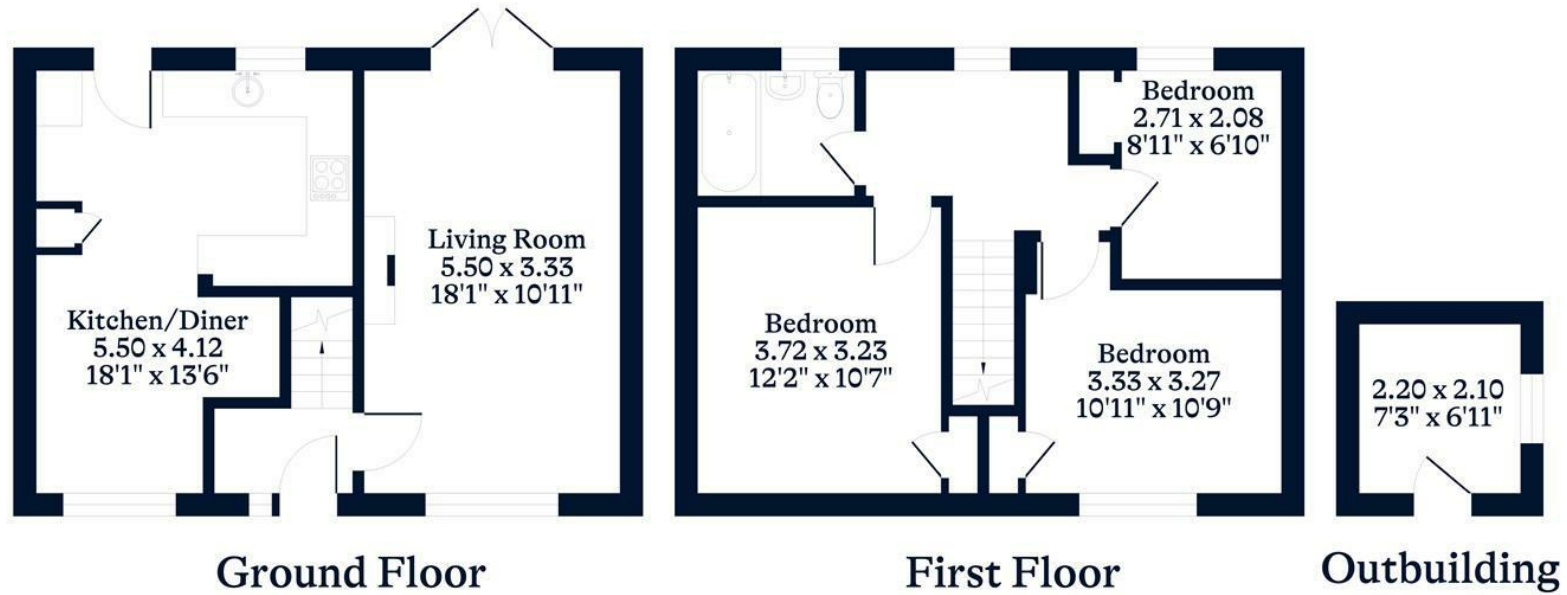




**APPROXIMATE FLOOR AREA**  
House - 83.60 sq m - 900 sq ft  
Outbuilding - 4.62 sq m - 50 sq ft  
Total - 88.22 sq m - 950 sq ft  
(Gross Internal Area)



**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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