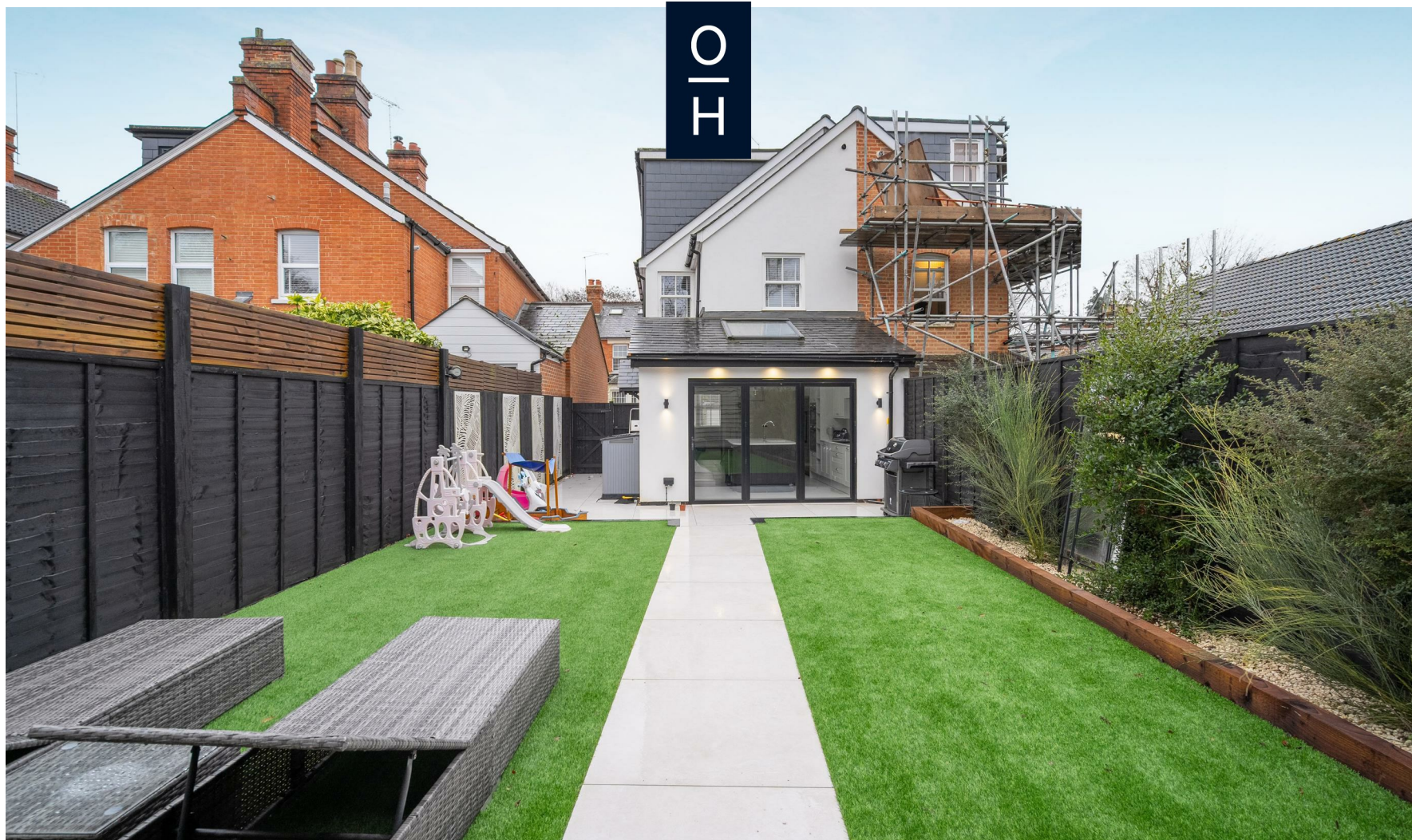


3 2 2



Farm Close, *Sunninghill*

OSBORNE HEATH

A three double bedroom, two bathroom extended and modernised semi-detached character property in Sunninghill village within walking distance of Ascot train station.

The ground floor has a living room, kitchen with breakfast bar and bi-folding doors out to the garden, utility room and a downstairs WC.

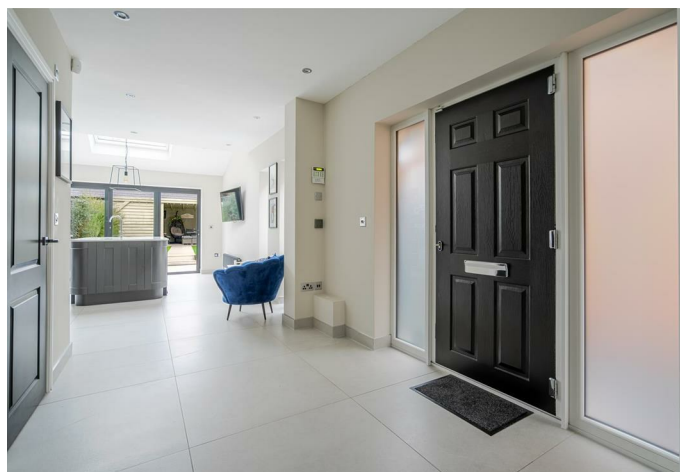
On the first floor there are two double bedrooms and a modern family bathroom.

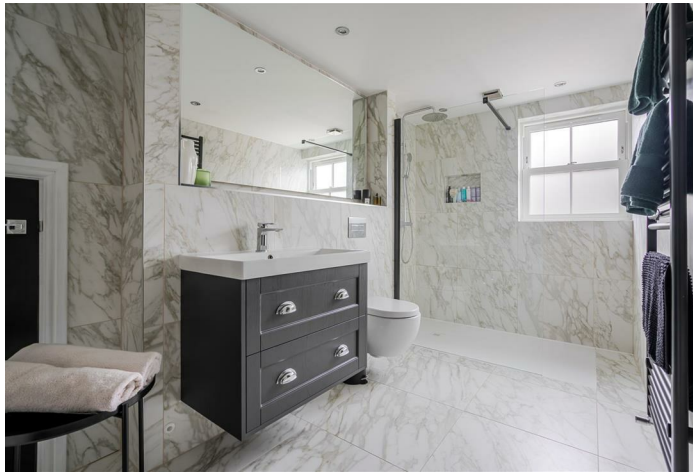
The second floor has a principal suite with built-in wardrobes and an en suite shower room.

Outside there is side access to the rear garden which has a log cabin with full power and wi-fi.

Farm Close 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, Reading and Guildford. By road Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band E.



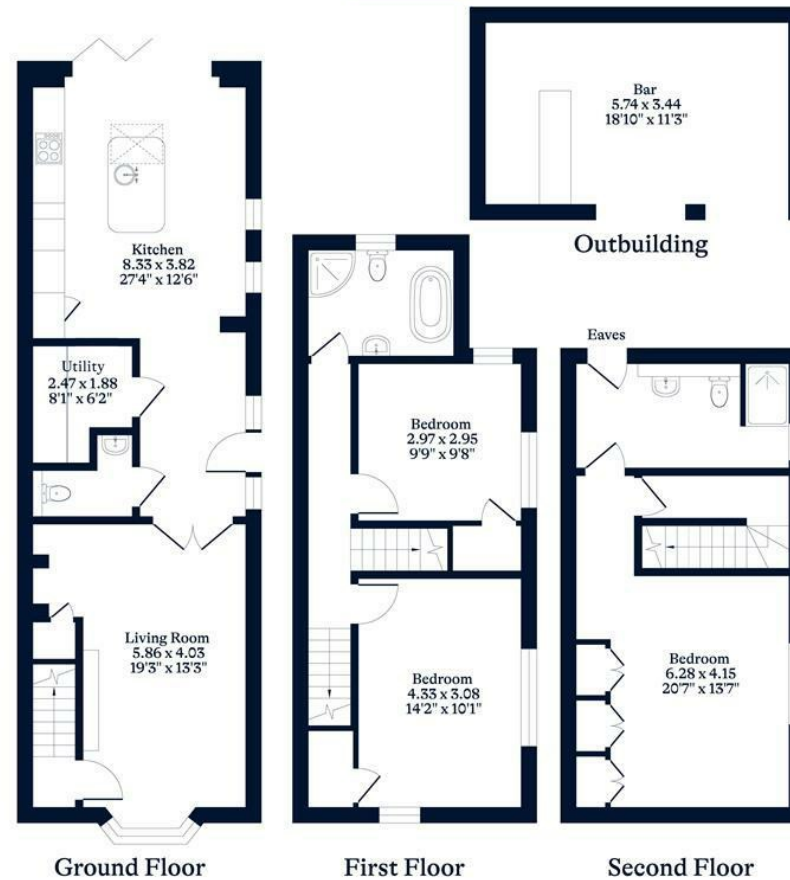


APPROXIMATE FLOOR AREA

House - 129.95 sq m - 1399 sq ft
Outbuilding - 19.74 sq m - 212 sq ft
Total - 149.69 sq m - 1611 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



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.

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