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Abbey Wood, *Sunningdale*

OSBORNE HEATH

A four double bedroom, three bathroom detached house with a driveway and double garage in a small cul-de-sac close to Sunningdale train station.

Downstairs there is a living room, family room which has previously been used as a dining room and a study, and a modern kitchen with breakfast bar, built-in speakers, integrated double oven, microwave oven, steamer and induction hob. There is also a conservatory, boot room, utility room, downstairs WC and access to the garage.

Upstairs there are four double bedrooms with built-in wardrobes, two en suites and a family shower room.

Outside there is driveway parking, a double garage and side access to a landscaped rear garden.

Abbey Wood is a small, private road in the centre of Sunningdale, just a short walk from Waitrose and Sunningdale train station where services run to London Waterloo and Reading. Nearby schools include Charters, Holy Trinity, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Chobham Common, Coworth Park, Guards Polo Club, 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 G.



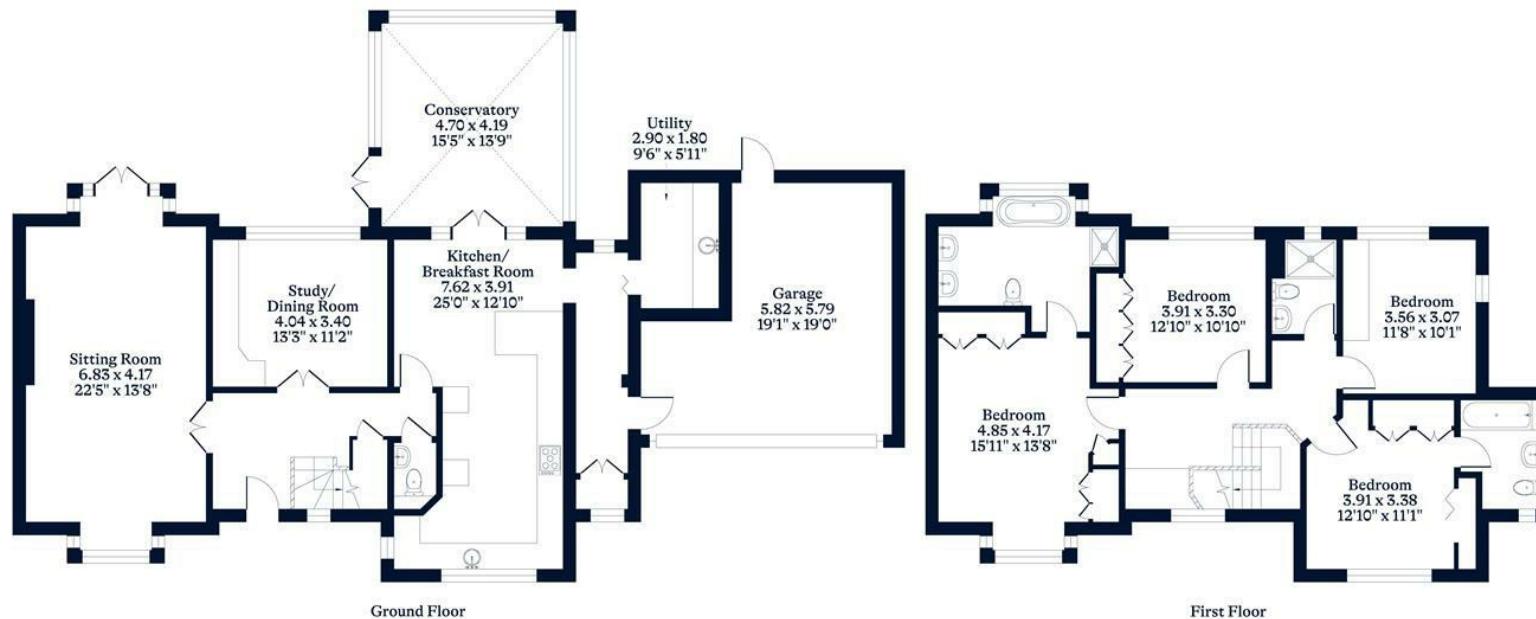


**APPROXIMATE FLOOR AREA**

House - 211.87 sq m - 2281 sq ft
Garage - 27.03 sq m - 291 sq ft
Total - 238.90 sq m - 2572 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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