

 5  4  2



Holmes Close, *Sunninghill*

OSBORNE HEATH

A five bedroom, two bathroom detached house in a cul-de-sac, with a driveway and double garage.

Downstairs there is a living room, study, dining room, modern kitchen with living and dining space, utility room, downstairs WC and integral access to the double garage.

Upstairs there is the main bedroom with an en suite, four further bedrooms and a family bathroom.

Outside, there is driveway parking with a double garage, and a garden that has a lawn and decked areas.

Holmes Close is a small cul-de-sac in Sunninghill village. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. 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, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band G.

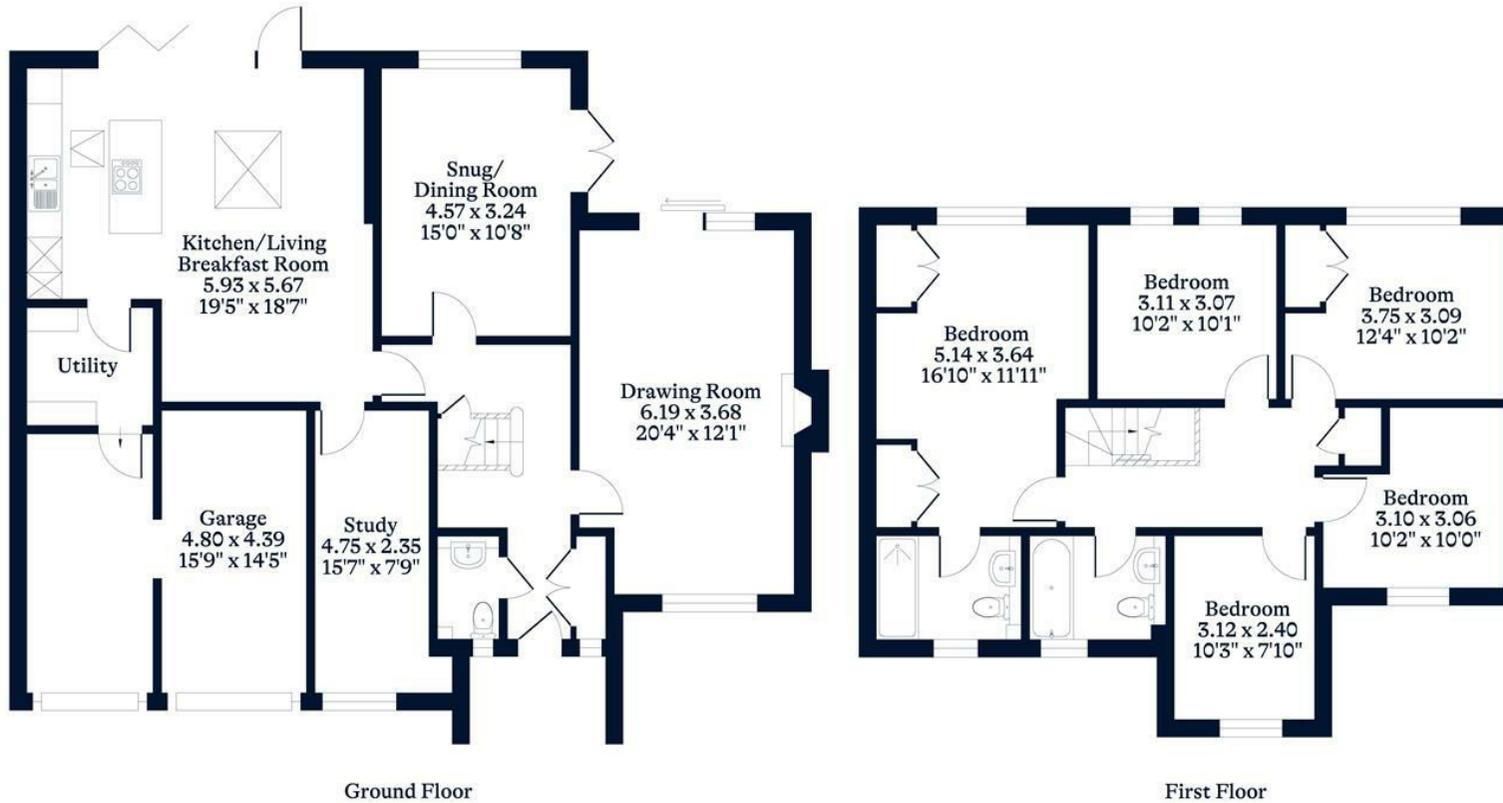




APPROXIMATE FLOOR AREA
House - 175.25 sq m - 1886 sq ft
Garage - 21.07 sq m - 227 sq ft
Total - 196.32 sq m - 2113 sq ft
(Gross Internal Area)



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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