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Lower Village Road, *Sunninghill*

OSBORNE HEATH

A three bedroom detached Edwardian property with garage and driveway, located within walking distance of Sunninghill village

The ground floor accommodation comprises a formal lounge with open fire, dining room, open-plan kitchen/dining room and a conservatory with doors leading out to the garden.

On the first floor is the principal bedroom with decorative fireplace and built-in wardrobes, two double bedrooms a bathroom and separate shower room with WC.

Outside the property offers a driveway for multiple vehicles, garage and side access to the lawned rear garden. At the bottom of the garden is a summer house with power and heating. There is also another a gate at the end of the garden which leads you to the woodlands of which the property overlooks.

Lower Village Road is in the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London Waterloo, Reading and Guildford. The nearest schools are Charters, St. Francis, St. Michaels and The Marist. Nearby places of interest include Ascot Racecourse, Legoland, Wentworth Golf Club and Windsor Great Park. By road Sunninghill is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax Band: F.





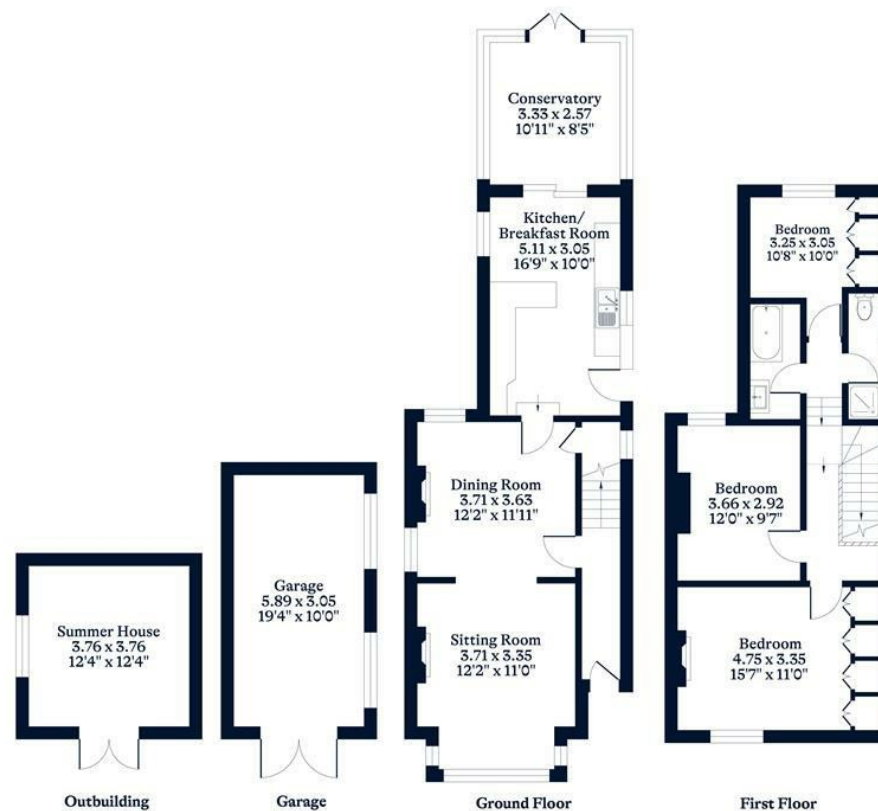
APPROXIMATE FLOOR AREA

House - 112.01 sq m - 1212 sq ft
Outbuilding - 14.13 sq m - 152 sq ft
Garage - 17.96 sq m - 193 sq ft
Total - 145.00 sq m - 1557 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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