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Silwood Road, *Sunningdale*

OSBORNE HEATH

A two double bedroom cottage with field views and within walking distance of Holy Trinity Primary School and Sunningdale Park.

Downstairs there is a living room with feature fireplace, kitchen with living and dining areas and a downstairs WC.

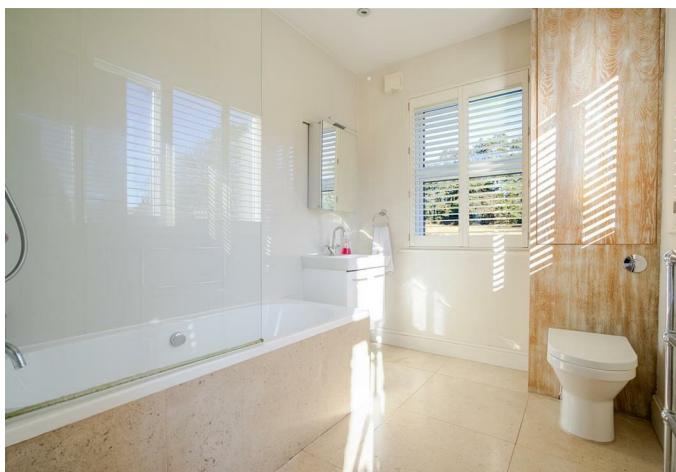
Upstairs is two double bedrooms and a family bathroom.

Outside there is side access to the garden with patio and lawn areas and overlooking fields.

Silwood Road is opposite Sunningdale Park. The nearest train station is Sunningdale where services run to London, Reading and Guildford. The local primary schools are Holy Trinity, St Michaels and St Francis, and the house is within Charters catchment area. Nearby places of interest include Ascot Racecourse, Coworth Park, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. By road Sunningdale is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band D.





APPROXIMATE FLOOR AREA
House - 70.30 sq m - 757 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



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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