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Lower Village Road, *Sunninghill*

OSBORNE HEATH

A three double bedroom, two bathroom semi-detached character property in Sunninghill village with a driveway and south facing garden.

On the ground floor there is a living room, dining room, kitchen with a central island and dining space leading out to a courtyard, and a downstairs WC.

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

The top floor has the principal bedroom with an en suite shower room.

Outside there is a driveway, lawned front garden and a south facing rear courtyard.

Lower Village Road is in Sunninghill village. Nearby schools include Charters, Holy Trinity, St Francis, St Michael's and The Marist. The village has a number of local high street businesses plus great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band D.

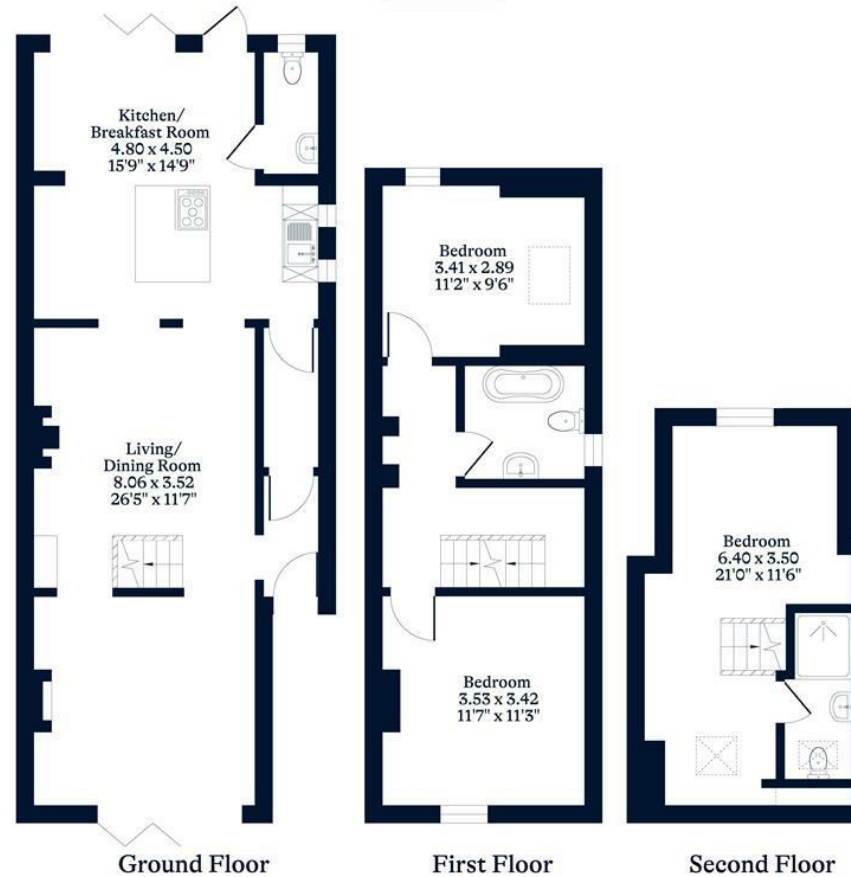




APPROXIMATE FLOOR AREA
House - 113.61 sq m - 1223 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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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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