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Coworth Road, *Sunningdale*

OSBORNE HEATH

A two bedroom character property within the heart of Old Sunningdale with private driveway and forecourt.

On the ground floor is a lounge with a multi-fuel log burner, a dining room and a modern kitchen with a side door leading onto the rear garden.

On the first floor is the principal bedroom, a modern four-piece family bathroom and a further double bedroom.

Outside the property has a rear garden with patios, a lawn and access to the garage and allocated parking.

Nearby schools include Charters, Holy Trinity, The Marist and St Francis. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The property is located within walking distance of the station in Sunningdale which runs trains to London Waterloo and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport. The property is also within walking distance of the local park.

EPC rating D. Council Tax Band: D







APPROXIMATE FLOOR AREA
House - 70.40 sq m - 758 sq ft
Garage - 14.40 sq m - 155 sq ft
Total - 84.80 sq m - 913 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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