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Exchange Road, *Sunninghill*

OSBORNE HEATH

A three bedroom, two bathroom semi-detached house in a cul-de-sac with driveway parking.

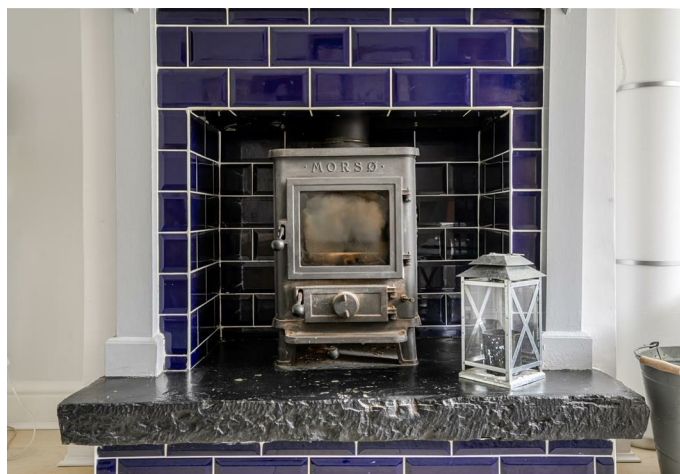
The ground floor has a charming living room with a wood-burning stove, a spacious family room, a quiet study, and a sleek modern kitchen with dining area and French doors out to the garden creating perfect indoor-outdoor living.

Upstairs, there are three comfortable bedrooms, including a principal bedroom with en suite shower room, plus a contemporary family bathroom.

To the front, there is private driveway parking for two vehicles and an electric car charger, plus side access to a well-maintained rear garden.

Exchange Road is a peaceful no-through road in the heart of Sunninghill village. Excellent local schools include Charters, Holy Trinity, St Francis, St Michael's, and The Marist. The village offers independent shops, outstanding pubs and restaurants. Nearby attractions include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Wentworth Club, and Windsor Great Park. Sunninghill also offers easy access to the M3, M4, M25 and Heathrow.

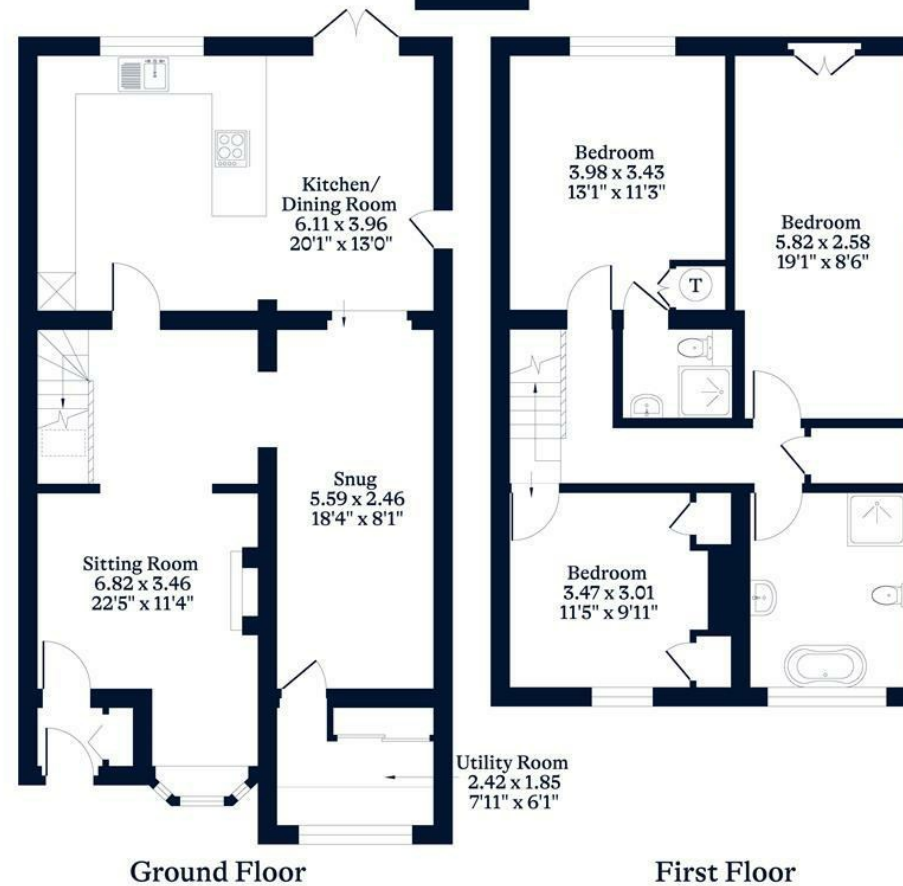
EPC rating D. Council Tax band E.





APPROXIMATE FLOOR AREA
House - 109.00 sq m - 1173 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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