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# Guards Court, *Sunningdale*

OSBORNE HEATH



# A three bedroom, two bathroom house with a south facing garden, in a cul-de-sac close to Sunningdale's train station and shops.

Downstairs there is a large double reception room with conservatory leading out to the garden, kitchen with space for a dining table, study and downstairs WC.

Upstairs there are three bedrooms, an en suite shower room to the main bedroom, and a family bathroom.

Outside is driveway parking for three vehicles and a south facing garden with patio and lawn.

Guards Court is off Chobham Road in the centre of Sunningdale. There are a number of popular restaurants and cafes in the immediate area. Waitrose is next door to Sunningdale train station where trains run to London and Reading. Nearby places of interest include Ascot Racecourse, Guards Polo Club, Sunningdale Golf Club, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band F. Tenancy Length 12-36 Months. Deposit £3,894 . Holding Deposit £778.

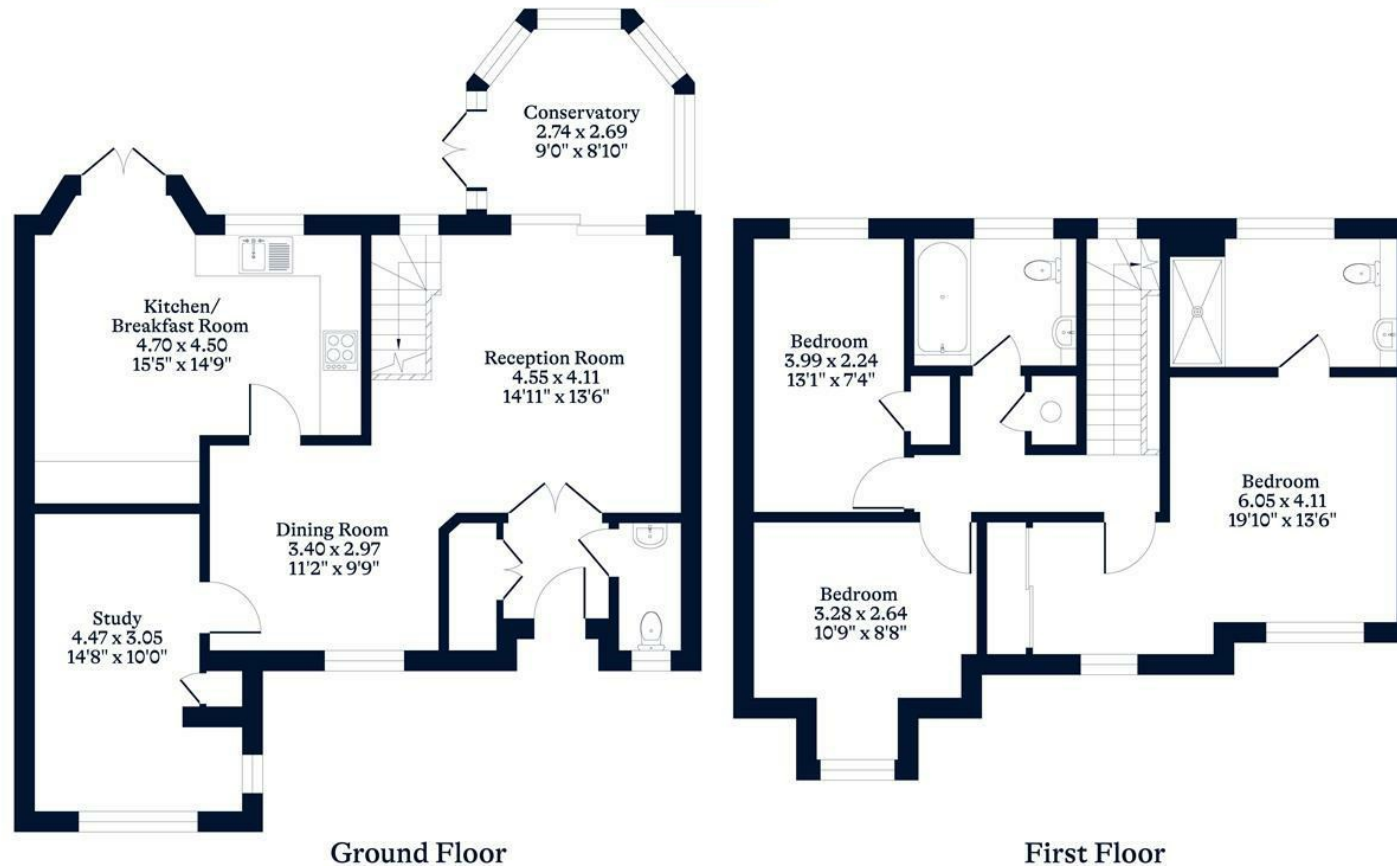






**APPROXIMATE FLOOR AREA**  
House - 133.70 sq m - 1439 sq ft  
(Gross Internal Area)

**NOT TO SCALE**  
This plan is for illustration purposes only



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