



# Beech Hill Road

Sunningdale





On the ground floor there is a bay fronted entrance with storage, reception room with living space, dining space and access out to the garden, study and a kitchen extended into the conservatory to include an open fire, dining area and family room. There is also a downstairs shower room.

Upstairs there are three double bedrooms, an en suite to the main bedroom with feature freestanding bath and a family bathroom with an exposed brick feature wall.

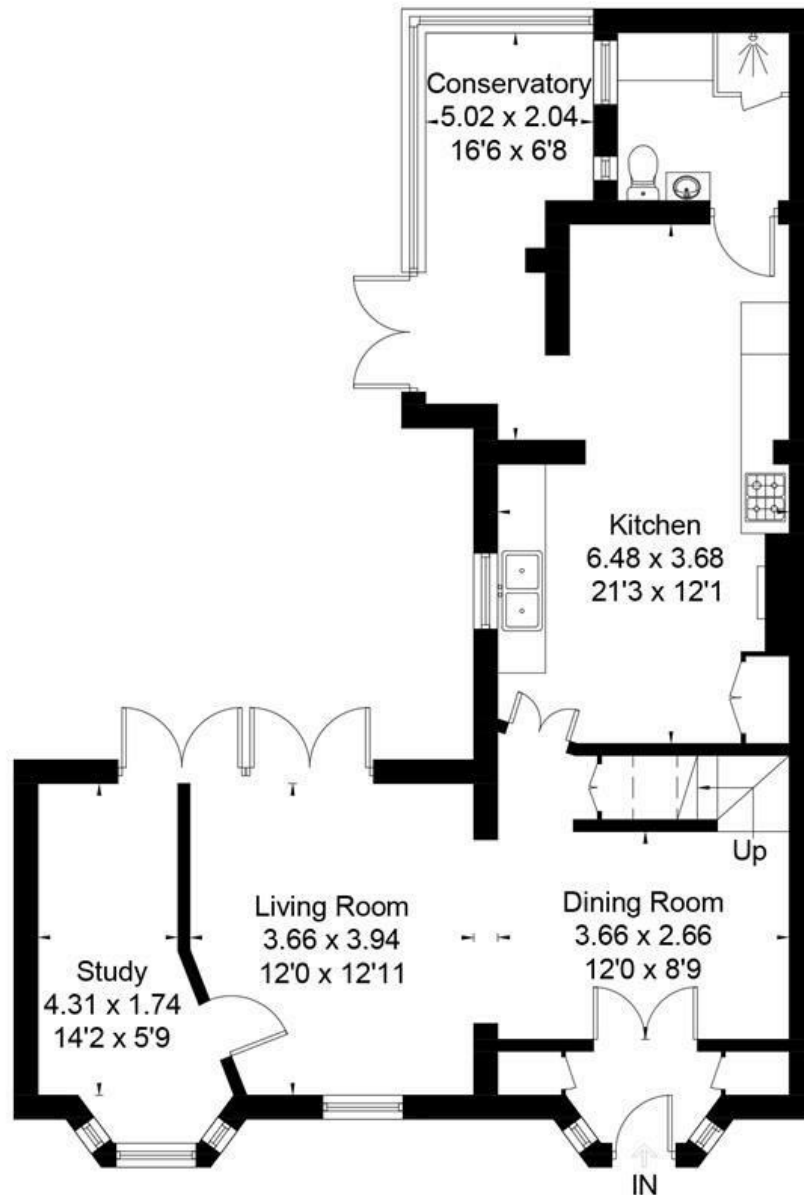
To the side of the house is driveway parking and access to the garden which has lawned and patio areas.

Beech Hill Road is in Sunningdale close to Charters School, Holy Trinity Primary School and The Marist. The closest station is Sunningdale where trains run to London Waterloo and Reading. Nearby points of interest include Ascot Racecourse, Legoland, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D.

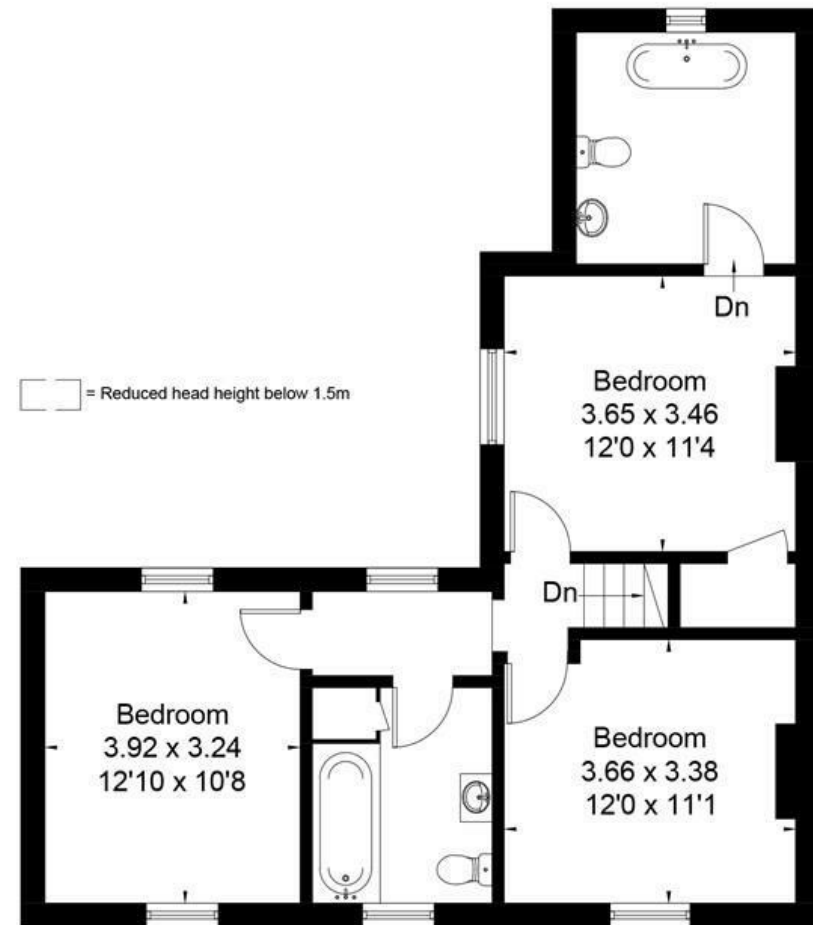


Approximate Area = 139.4 sq m / 1500 sq ft  
Including Limited Use Area (2.8 sq m / 30 sq ft)



### Ground Floor

Area = 79.1 sq m / 851 sq ft  
(Limited Use Area = 2.0 sq m / 21 sq ft)



### First Floor

Area = 60.3 sq m / 649 sq ft  
(Limited Use Area = 0.8 sq m / 9 sq ft)



A three double bedroom, three bathroom semi-detached house with driveway parking in the catchment area for Charters School.



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