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# Beech Hill Road, *Sunningdale*

OSBORNE HEATH

# A charming, two double bedroom, semi-detached house with a south facing garden, close to Sunningdale train station and shops.

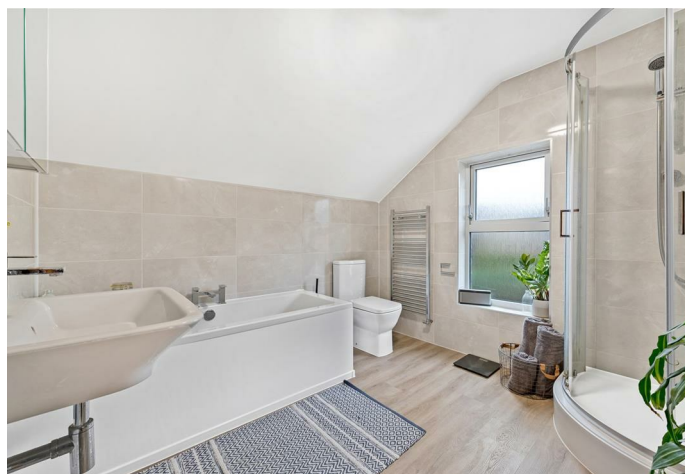
Downstairs there is a modern kitchen with an open dining space and separate living room. There is also a downstairs WC off the kitchen.

Upstairs there are two double bedrooms, one with built-in wardrobes, and a family bathroom.

To the front of the house is driveway parking and to the rear is a south-facing garden.

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, Coworth Park, 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 E. Council Tax Band D. Lease Length 12-36 months. Deposit £2,192. Holding Deposit £438.





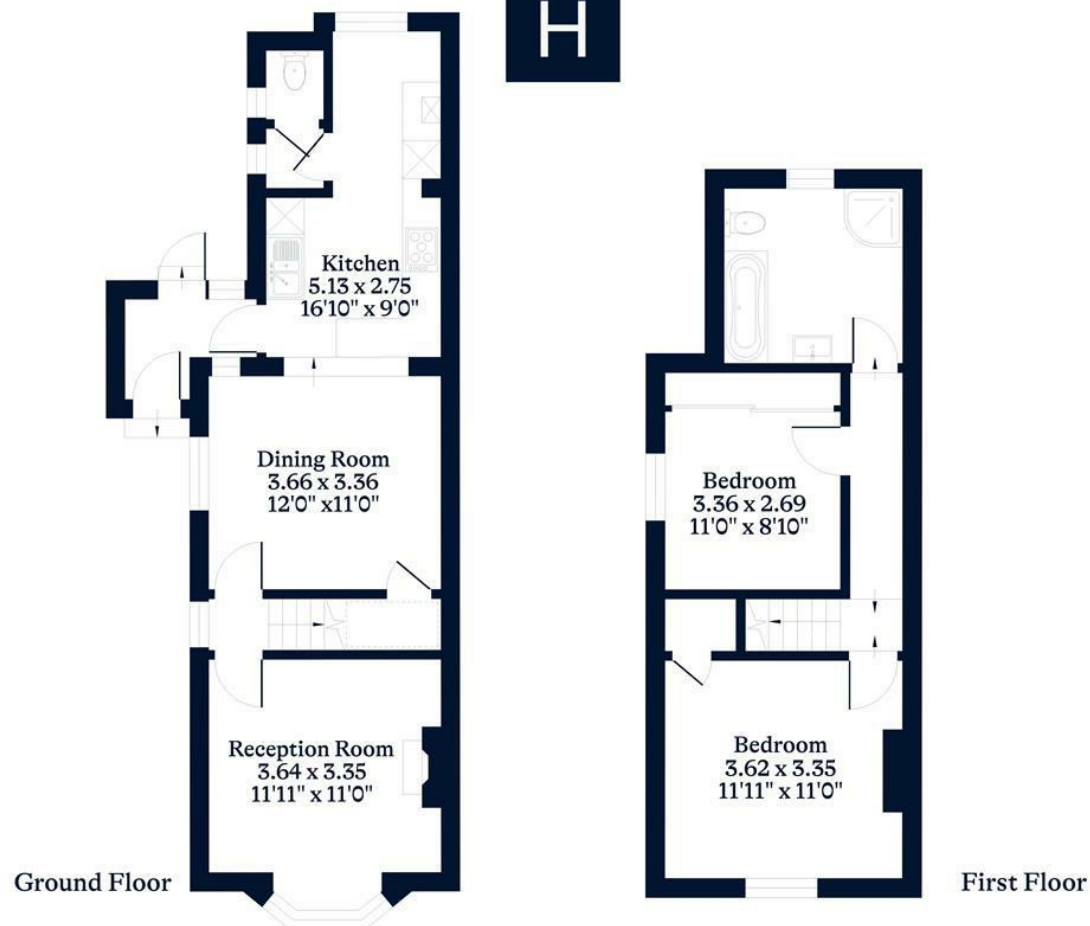
#### APPROXIMATE FLOOR AREA

House - 83.15 sq m - 895 sq ft  
(Gross Internal Area)

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H

#### 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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