

 2  2  2



# Sunbury Road, *Eton*

OSBORNE HEATH



# A two double bedroom, two bathroom refurbished character home in a cul-de-sac close to the river, college, castle and station.

The current owners of this character home have re-wired, re-plumbed, re-plastered, refurbished the original floorboards and added new sliding sash windows.

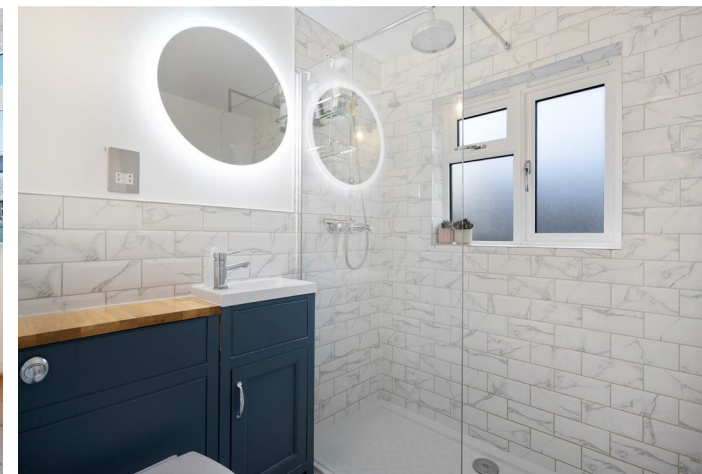
Downstairs there is a living room with fireplace, dining room, modern kitchen, pantry and a shower room.

Upstairs there are two double bedrooms and a modern en suite with bath and separate shower.

Outside there is a west facing courtyard garden with rear access.

Sunbury Road is a small cul-de-sac in-between High Street and the River Thames. The house is also within a short walk of Eton College, Windsor and Eton Riverside Station, Windsor Castle and local shops and restaurants. Eton is also convenient for the M4, M25 and Heathrow Airport. The area also has a good selection of state, private and international schools.

EPC rating C. Council Tax band D.







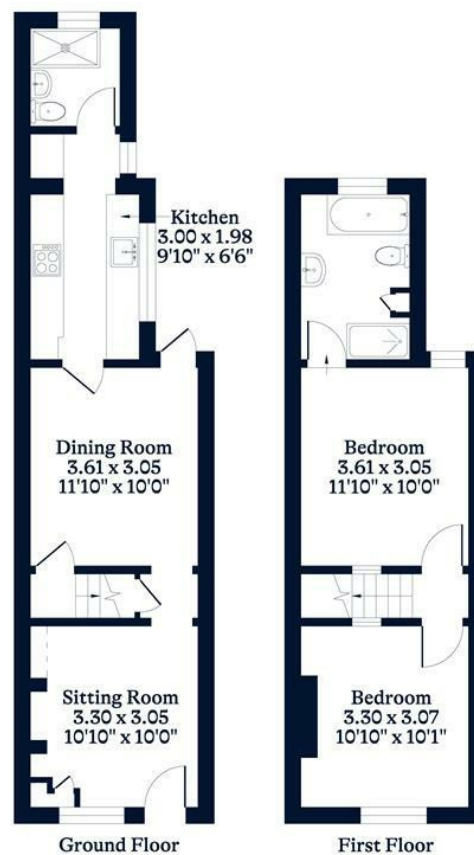
#### APPROXIMATE FLOOR AREA

House - 67.20 sq m - 724 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.

[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)