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# Armitage Court, *Sunninghill*

OSBORNE HEATH



# A four bedroom, two bathroom detached home at the end of a popular cul-de-sac, with a south facing garden, double garage and no onward chain.

Downstairs there is a living room with conservatory, formal dining room, study, kitchen with breakfast bar, utility room and a downstairs WC.

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

Outside there is driveway parking for several vehicles and side access to a south facing rear garden.

Armitage Court is a popular cul-de-sac that shares a private parkland area with the residents of Murray Court. Nearby schools include Bishopsgate, Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and St Michael's. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band G.





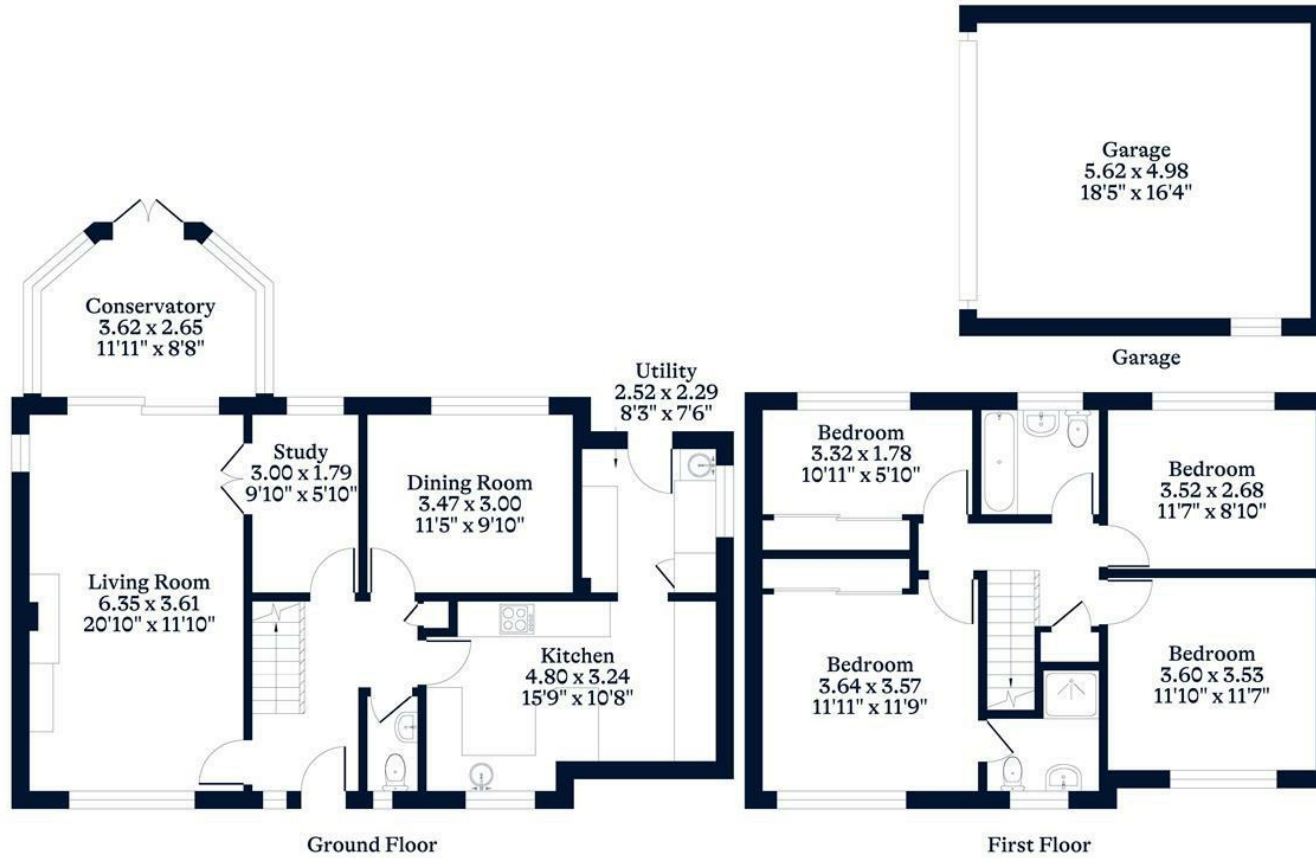




**APPROXIMATE FLOOR AREA**  
House - 139.39 sq m - 1500 sq ft  
Garage - 28.03 sq m - 302 sq ft  
Total - 167.42 sq m - 1802 sq ft  
(Gross Internal Area)



**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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