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# Martin Avenue, *Sunninghill*

OSBORNE HEATH

# A brand new four bedroom, three bathroom semi-detached family home in the newly built Berkeley Homes Sunninghill Square development in the centre of Sunninghill village.

The ground floor has a study, open-plan kitchen, living and dining room with doors leading out onto the rear garden, ample storage, downstairs WC and internal access to the garage.

On the first floor is the principal bedroom with a four-piece en suite and built-in wardrobes, and a living room with a Juliet balcony.

The second floor has a guest bedroom with en suite and built-in wardrobes, two further bedrooms and a bathroom with separate shower.

Outside the property has a driveway, garage and a south east facing garden with rear access.

Martin Avenue is a cul-de-sac in the new Sunninghill Square development. Nearby schools include ACS, Charters, Hall Grove, Lambrook, Papplewick, St Francis, St George's, St Mary's, St Michaels and The Marist. 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, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band G.





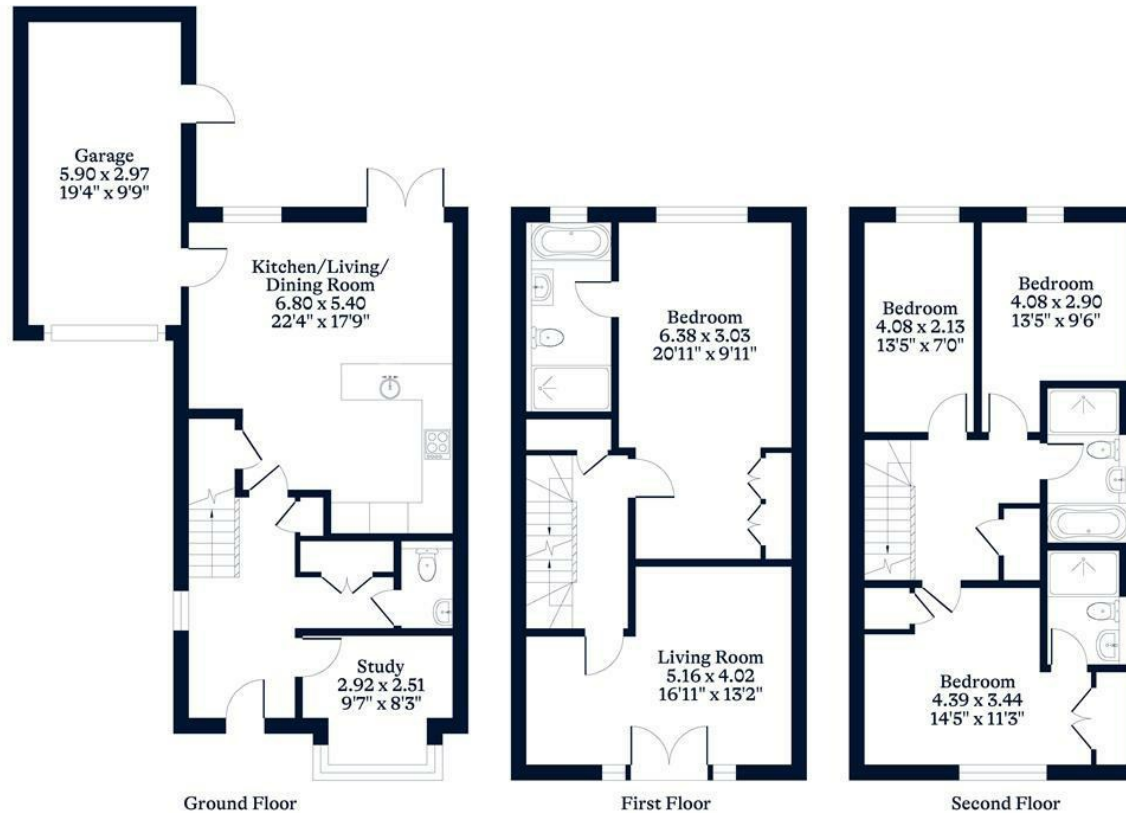
**APPROXIMATE FLOOR AREA**

House - 160.17 sq m - 1724 sq ft  
Garage - 17.52 sq m - 189 sq ft  
Total - 177.69 sq m - 1913 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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