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Exchange Road, *Sunninghill*

OSBORNE HEATH

A four bedroom, three bathroom detached period property with a gated driveway and a workshop, in a cul-de-sac close to the centre of Sunninghill village.

Downstairs there is a living room with fireplace, study, conservatory with family area and dining space, cottage style kitchen, bathroom, utility room and a downstairs bedroom with modern shower room.

Upstairs there are three bedrooms and a large shower room. The third bedroom is currently used as a dressing room.

To the front of the house there is gated driveway parking, plus side access to the house and rear garden. The garden has a patio, lawn and a shed plus workshop with power.

Exchange Road is a small cul-de-sac in Sunninghill village. Nearby schools include Charters, St Francis, St Michael's 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, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band F.

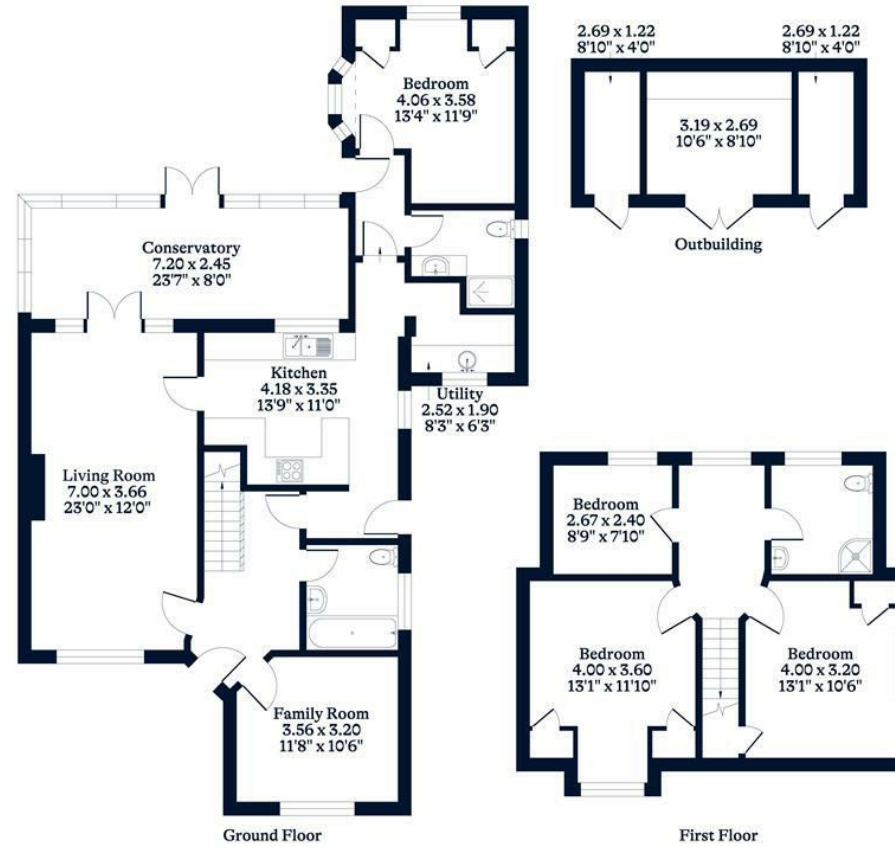






APPROXIMATE FLOOR AREA
House - 166.09 sq m - 1788 sq ft
Outbuilding - 16.03 sq m - 173 sq ft
Total - 182.12 sq m - 1961 sq ft
(Gross Internal Area)

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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