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# Hamilton Drive, *Sunningdale*

OSBORNE HEATH

# A fantastic opportunity to extend and refurbish a family home with a large garden, in a popular cul-de-sac in Sunningdale.

10 Hamilton Drive is at the end of a cul-de-sac on a substantial plot, making it ideal for extending subject to planning permission. The house requires modernisation and is a probate sale with no onward chain.

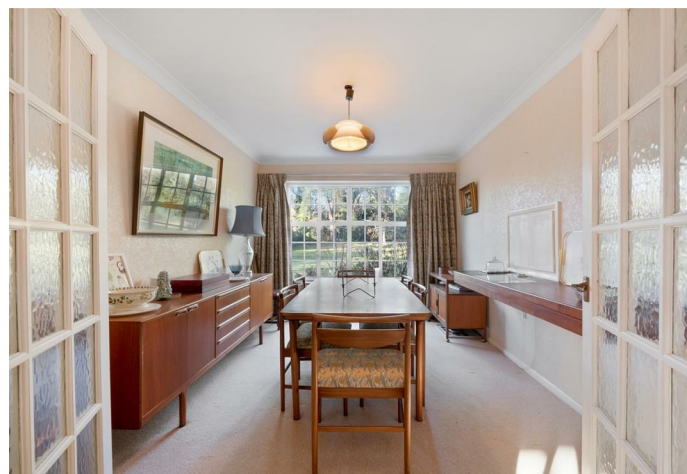
Downstairs there is a living room leading out to the garden, dining room with views of the garden, study, kitchen, utility room, downstairs WC and integral access to the garage.

Upstairs there are five bedroom, an en suite shower room and walk-in wardrobe to the principal bedroom, and a family bathroom.

Outside there is driveway parking, a double garage and side access to a large rear garden.

Hamilton Drive is a small cul-de-sac off Sunning Avenue. Nearby schools include Bishopsgate, Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale runs trains to London Waterloo and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band G.





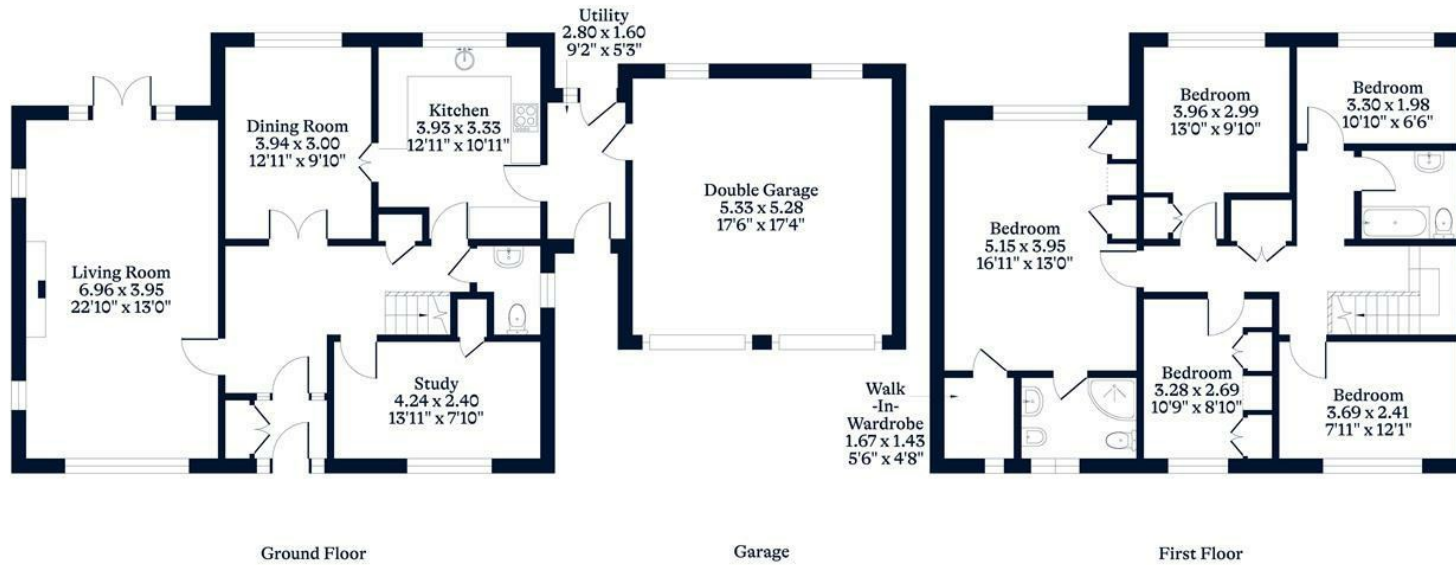
**APPROXIMATE FLOOR AREA**

House - 171.61 sq m - 1847 sq ft  
Garage - 28.14 sq m - 303 sq ft  
Total - 199.75 sq m - 2150 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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