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# Beech Hill Road, *Sunningdale*

OSBORNE HEATH

# A two double bedroom detached house with driveway parking plus south and west facing courtyard gardens.

Downstairs there is a living room plus a kitchen with integrated appliances and dining space leading out to the garden. There is also a downstairs WC.

Upstairs there are two double bedrooms with built-in wardrobes and a bathroom.

To the front of the house is driveway parking for several vehicles, to the rear is a south facing courtyard with store room, and to the side is a west facing courtyard.

Beech Hill Road is in Sunningdale close to Charters School, Holy Trinity Primary School and The Marist. The closest station is Sunningdale where trains run to London Waterloo and Reading. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band E.



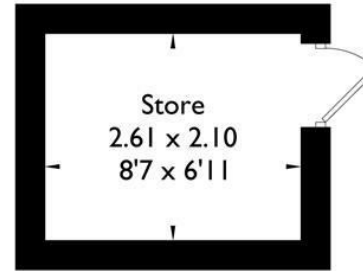


# 86 Beech Hill Road, Ascot, SL5 0BW

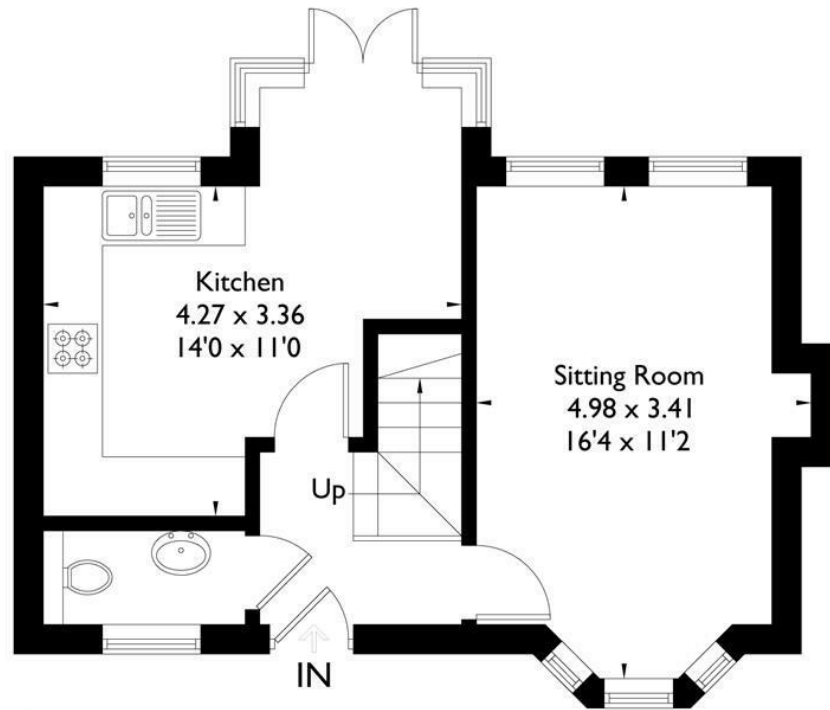
Approximate Gross Internal Area = 69.0 sq m / 742 sq ft

Store = 5.5 sq m / 59 sq ft

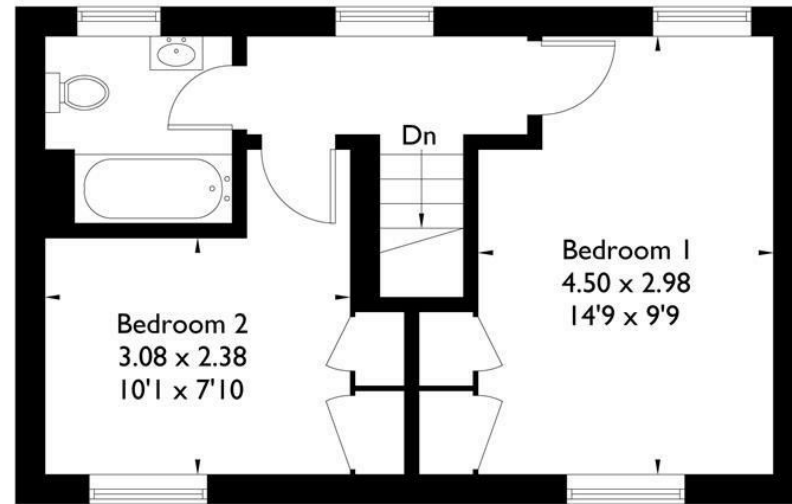
Total = 74.5 sq m / 801 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 216542

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.