

3 2 1



Exchange Road, *Sunninghill*

OSBORNE HEATH

A three bedrooms semi-detached character home with driveway parking in a cul-de-sac close to the popular village of Sunninghill.

Downstairs there is a kitchen with dining area, family room, living room, utility room and a downstairs WC.

Upstairs there are three bedrooms and a modern bathroom.

Outside there is driveway parking for two vehicles, a long front garden with seating area and shed storage, plus a rear courtyard.

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 D. Council Tax band D.

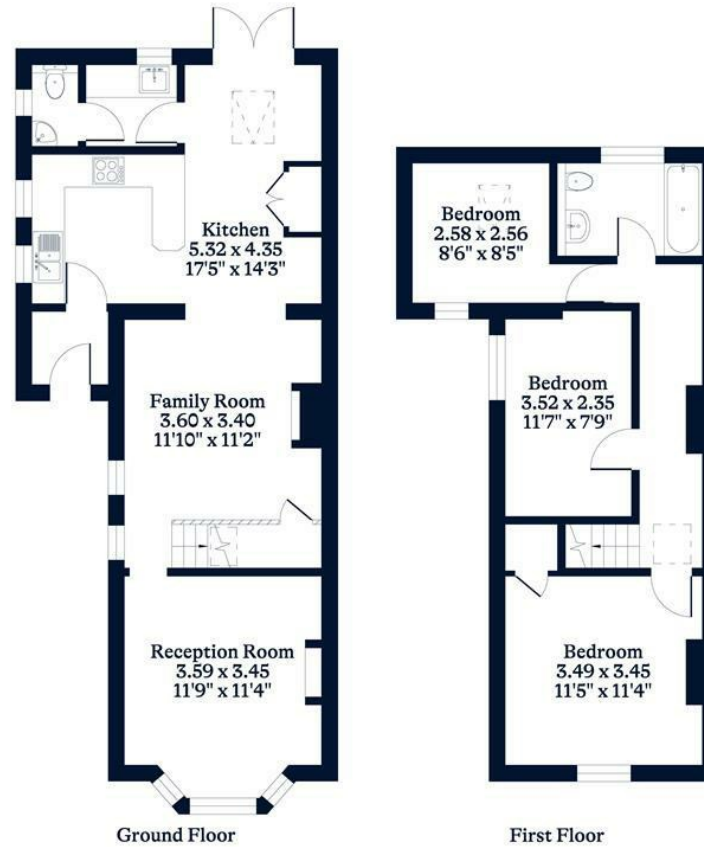




APPROXIMATE FLOOR AREA
House - 100.70 sq m - 1084 sq ft
(Gross Internal Area)



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.

OSBORNEHEATH.CO.UK