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Lower Village Road, *Sunninghill*

OSBORNE HEATH

A three bedroom character home with no onward chain, within walking distance of Sunninghill village, South Ascot village, Ascot high street and Ascot train station.

The ground floor has a living room with gas fire, dining room leading through to the kitchen, utility area and a modern bathroom.

Upstairs there are two double bedrooms and a single bedroom, plus access to the loft.

The rear garden faces west and has a patio, lawn, shed and side access.

This property is at the foot of Lower Village Road, making it walking distance to Sunninghill Village South Ascot village, Ascot high street and the train station. Nearby schools include Charters, St Francis, St Michael's and The Marist. Sunninghill 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 E. Council Tax band D.

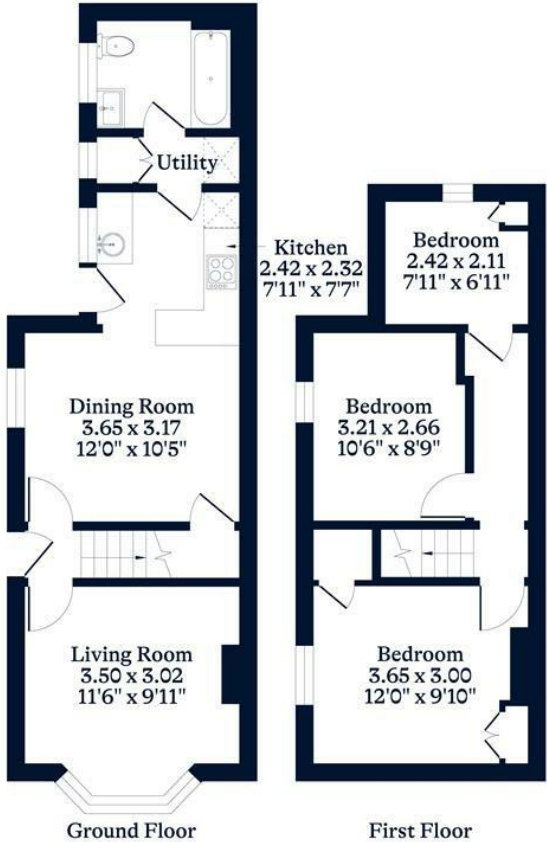




APPROXIMATE FLOOR AREA
House - 71.30 sq m - 767 sq ft
(Gross Internal Area)



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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