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Rise Road, *Sunningdale*

OSBORNE HEATH

An immaculate four double bedroom, two bathroom detached house with a driveway and garage, within walking distance of the train station and Charters School.

Built in 2014, this modern house has a kitchen with dining area leading out to the garden, living room with gas fire, family room that could also be used as a study, downstairs WC and integral access to the garage which has a utility area and electronically operated roller-door.

Upstairs there are four double bedrooms with built-in wardrobes, one of which is used as a dressing room, an en suite shower room, family bathroom and access to the loft.

Outside there is driveway parking, the garage and side access to an L-shaped rear garden with patio, large lawn and decked area.

Rise 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 and Reading. Nearby places of interest include Ascot Racecourse, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band G.



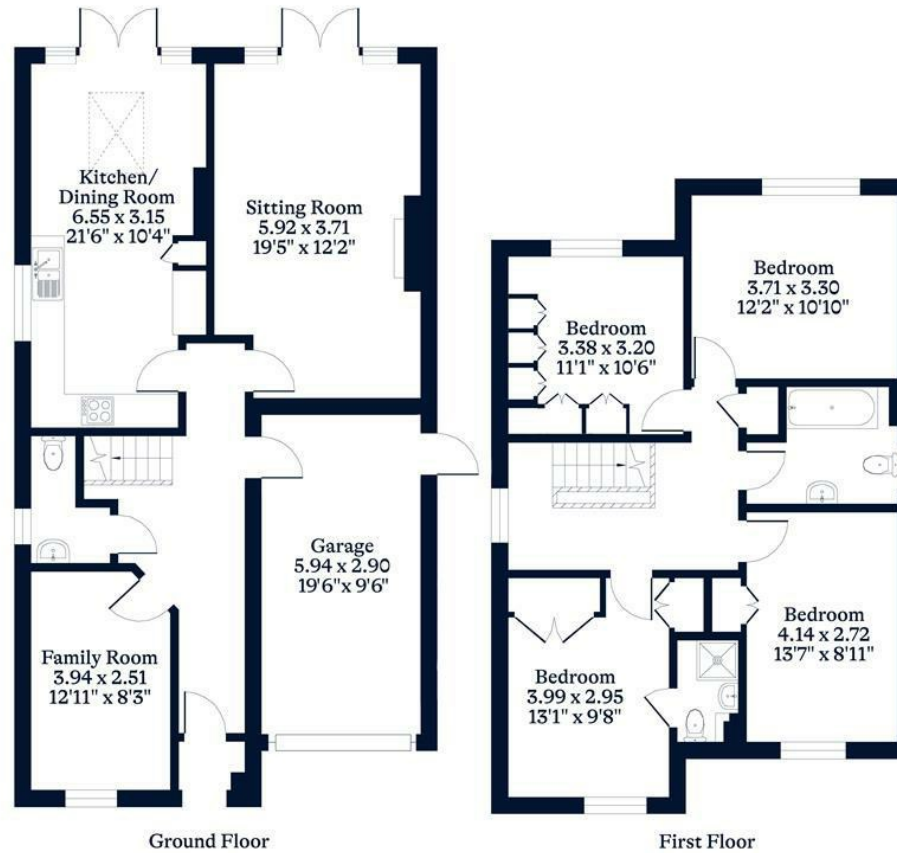


APPROXIMATE FLOOR AREA

House - 137.59 sq m - 1481 sq ft
Garage - 17.22 sq m - 188 sq ft
Total - 154.81 sq m - 1669 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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