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# Highfields, *Sunningdale*

OSBORNE HEATH

# A three bedroom semi-detached family home with a driveway and garage in a cul-de-sac within Charters School catchment.

On the ground floor is the lounge and dining room, kitchen, pantry and a downstairs WC.

On the first floor there are three bedrooms, a family bathroom and a separate WC.

Outside the property has a driveway, garage and side access to the garden.

Highfields is a small cul-de-sac in Sunningdale. Local school are Charters School, Holy Trinity Primary School and The Marist. The closest station is Sunningdale where trains run to London and Reading. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

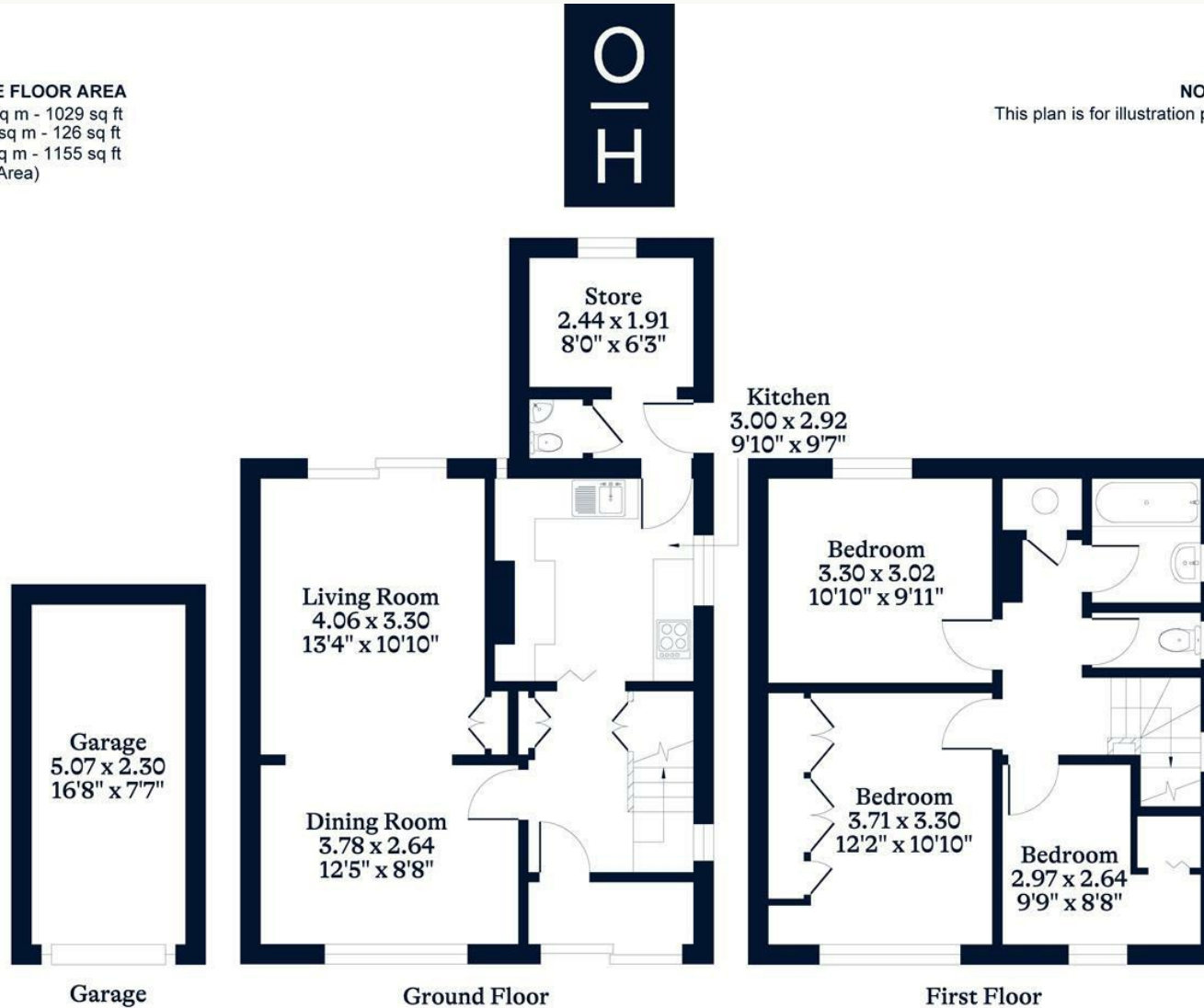
EPC rating TBC. Council Tax band E.





**APPROXIMATE FLOOR AREA**  
House - 95.60 sq m - 1029 sq ft  
Garage - 11.66 sq m - 126 sq ft  
Total - 107.26 sq m - 1155 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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