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# Coworth Road, *Sunningdale*

OSBORNE HEATH

# A three bedroom house in need of modernisation, with a 55ft south facing garden, garage and no onward chain.

Downstairs there is a living room, dining room and a kitchen. There is also an externally accessed WC and storage.

Upstairs there are three bedrooms and a shower room. Above there is a boarded loft that has potential to be converted into an en suite bedroom (subject to planning permission).

Outside there is a front garden which could have potential for driveway parking for a small car. Side access leads to a 55ft south facing rear garden, and the house has a garage on Lower Nursery.

Coworth Road is in Old Sunningdale Village, close to Holy Trinity Primary School and Dreamcatchers nursery. Other nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Chobham Common, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is convenient for the M3, M4, M25 and Heathrow Airport, and the train station has services running to London Waterloo and Reading.

EPC rating D. Council Tax band E.





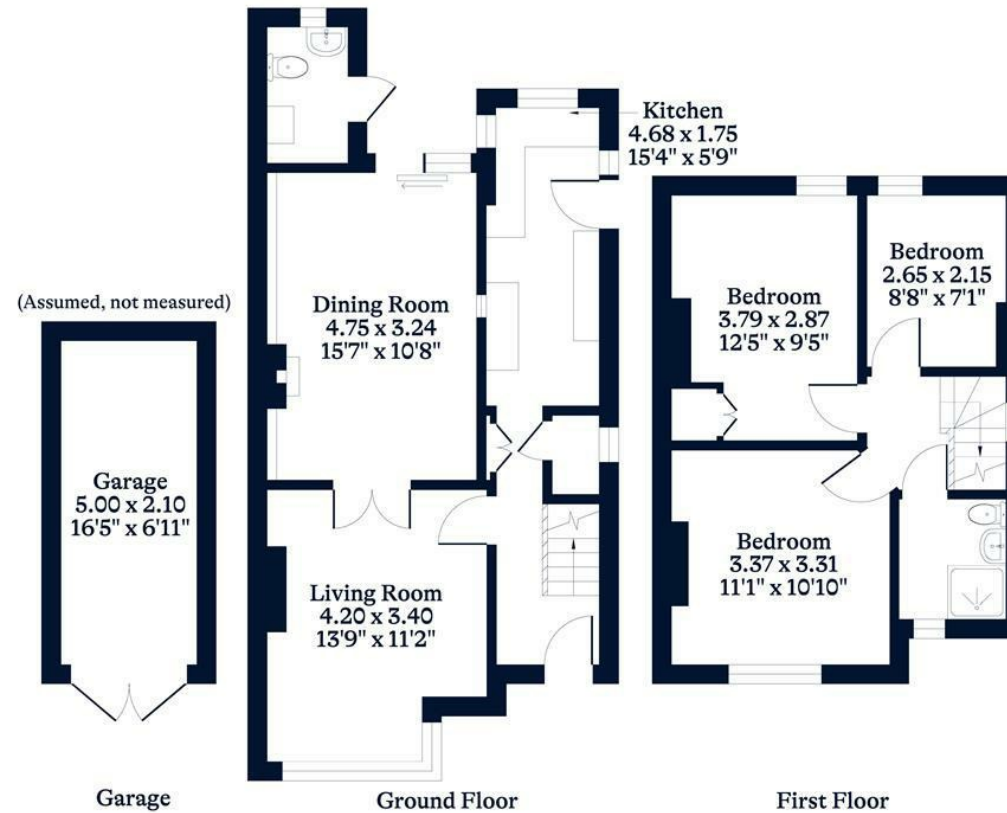
**APPROXIMATE FLOOR AREA**

House - 83.79 sq m - 902 sq ft  
Garage - 10.50 sq m - 113 sq ft  
Total - 94.29 sq m - 1015 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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