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# Guards Court, *Sunningdale*

OSBORNE HEATH

## A three bedroom, two bathroom property with private driveway parking, located within walking distance to Sunningdale high street and train station.

The ground floor consists of a living and dining room, conservatory with doors leading out to the private garden, kitchen, study and a downstairs WC.

On the first floor is the main bedroom with en suite and built-in wardrobes, two further bedrooms and a family bathroom.

Outside the property has a private driveway and a rear garden which has been laid with artificial grass.

Guards Court is off Chobham Road in the centre of Sunningdale. There are a number of popular restaurants and cafes less than 160 yards away. Waitrose and Sunningdale Train Station are also a short stroll away, offering services to London Waterloo and Reading. Nearby places of interest include Ascot Racecourse, Guards Polo Club, Sunningdale Golf Club, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band F





NOT TO SCALE

Approximate Floor Area  
House 109.00 sq m - 1173 sq ft  
(Gross Internal Area)  
This plan is for illustration purposes only.



**First Floor**



**Ground Floor**

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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