

 5  3  3



Pinehurst, *Sunninghill*

OSBORNE HEATH

A five bedroom, three bathroom family home in a cul-de-sac with driveway parking, a double garage, south facing garden and garden studio.

Downstairs is a modern kitchen with central island and dining area, double aspect living room, study and a WC.

The first floor has a master bedroom with en suite bathroom, two bedrooms sharing a Jack and Jill shower room, a fourth bedroom, family bathroom and stairs to the top floor which can be used as a fifth bedroom or family room.

To the front of the house is driveway parking, a double garage and side access to the south facing garden which has a garden studio with power.

Pinehurst is a small cul-de-sac in the popular village of Sunninghill. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. The 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, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

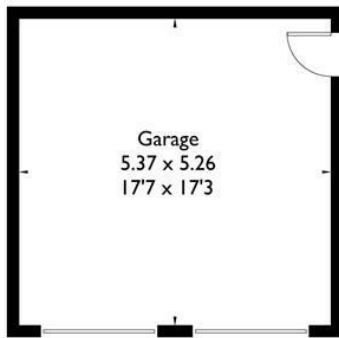
EPC rating C. Council Tax Band G. Deposit £4,615. Holding Deposit £923. Lease Length 12-36 months.



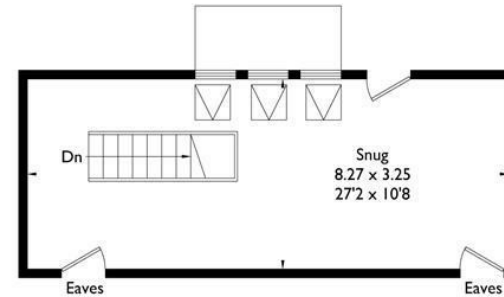


Pinehurst, Ascot, SL5

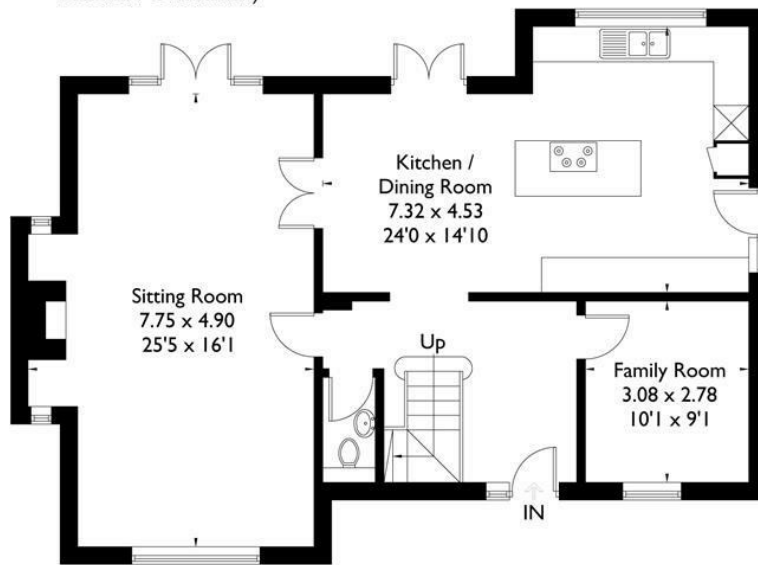
Approximate Gross Internal Area = 200.5 sq m / 2158 sq ft
Garage = 28.2 sq m / 303 sq ft
Total = 228.7 sq m / 2461 sq ft



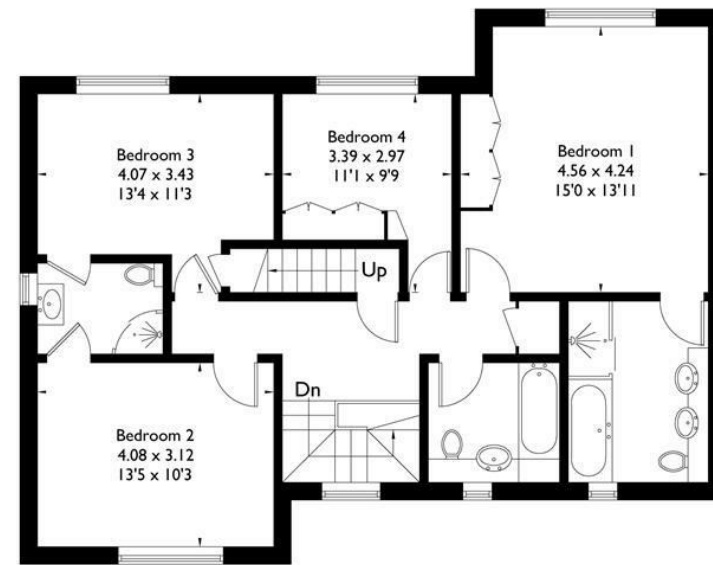
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 224032

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.