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# Broadway Road, *Windlesham*

OSBORNE HEATH

# A six bedroom, three bathroom home on a gated plot with a garage, driveway, large lawn and no onward chain.

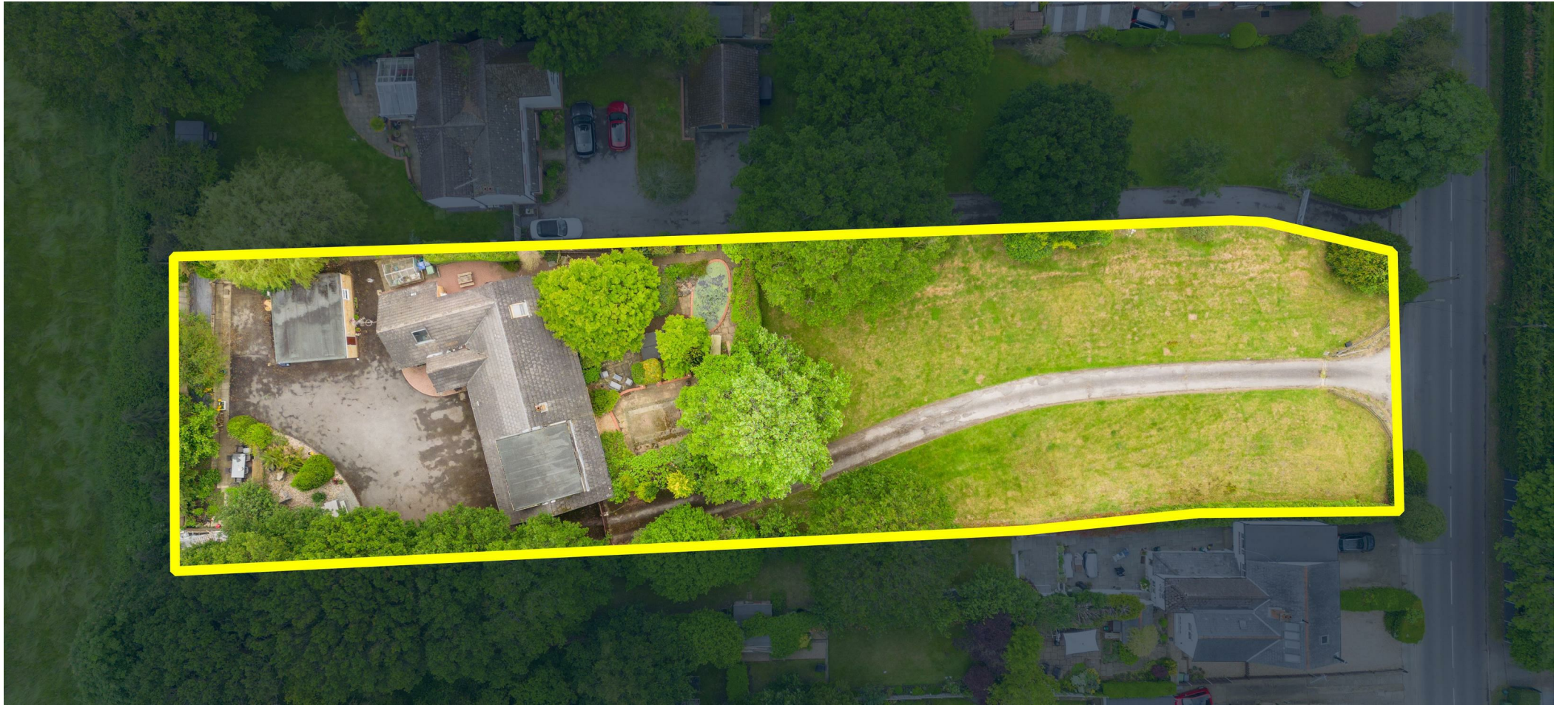
This substantial detached home has a large living room with wood-burner, kitchen with dining space, study, utility room, four bedrooms and three bathrooms. The property has been extended to include two further first floor bedrooms, plus a gym and extensive attic space.

Outside, a long driveway through a large lawn leads to gated driveway parking and a double garage. There is also a west facing terrace with barbecue area, pond and hot tub.

Broadway Road is on the outskirts of Windlesham village. The local area has private and state schools including Charters, Coworth-Flexlands, Gordon's, Hall Grove, Hurst Lodge, The Marist, St. George's, St. Mary's, Sunningdale, Valley End, Windlesham Village and Woodcote House. Local places of interest include Ascot Racecourse, Coworth Park, Foxhills, Guards Polo Club, The Lexicon, Queenswood, Sunningdale Golf Club, The Berkshire, Wentworth Club, Windsor Great Park and Windsor Castle. The nearest train stations are Bagshot and Sunningdale where trains run to London, Guildford and Reading. Windlesham is also convenient for the M3, M25 and Heathrow Airport.

EPC rating D. Council Tax band G.

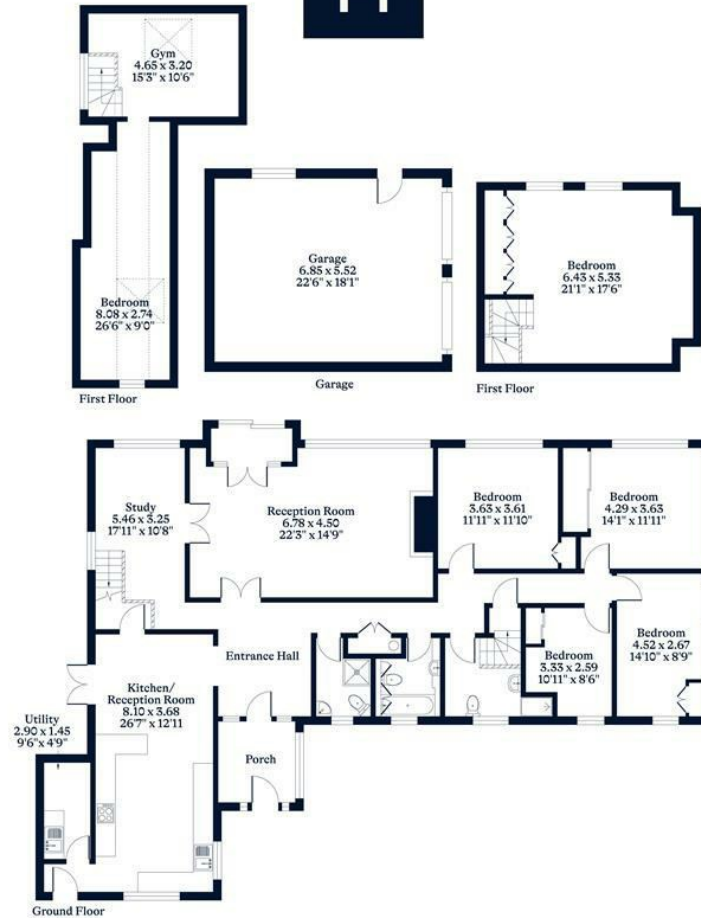




**APPROXIMATE FLOOR AREA**  
 House - 246.30 sq m - 2652 sq ft  
 Garage - 37.81 sq m - 407 sq ft  
 Total - 284.11 sq m - 3059 sq ft  
 (Gross Internal Area)



**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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