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# High Street, *Sunningdale*

OSBORNE HEATH

# A brand new three bedroom, two bathroom family home located in Sunningdale village, offered to the market with no onward chain.

On the ground floor is the lounge, a downstairs WC and an open plan kitchen and dining area with bi-folding doors leading out to the garden.

The first floor has the principal bedroom with an en suite shower room, two further bedrooms and a family bathroom.

Outside the property has side access that leads to the rear garden.

This development is located on High Street in Sunningdale, close to Coworth Park. Nearby schools include Holy Trinity, Charters and The Marist. The closest station is Sunningdale where trains run to London and Reading. Nearby places of interest include Ascot Racecourse, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band TBC.





**APPROXIMATE FLOOR AREA**  
House - 122.11 sq m - 1314 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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