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Upper Village Road, *Sunninghill*

OSBORNE HEATH

A well presented three bedroom terraced home in the heart of Sunninghill village.

Downstairs there is a living room with dining area, kitchen, utility and a WC.

The first floor has a double bedroom, second bedroom and a family bathroom.

On the top floor there is a loft room that could be used as a third double bedroom with fitted wardrobes and Juliet balcony.

To the the rear there is a patio garden.

Upper Village Road is in the heart of Sunninghill village. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and St Michaels. 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, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Lease Length 12-36 months. Council Tax Band D. Deposit £2,596. Holding Deposit £519.





APPROXIMATE FLOOR AREA
House - 110.38 sq m - 1188 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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