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Charnwood, *Sunningdale*

OSBORNE HEATH

A five bedroom, two bathroom detached family home in a cul-de-sac within walking distance of the local shops and train station.

On the ground floor there is a living room, dining room, study, modern kitchen with breakfast bar, family room, utility room and an internal access to the double garage.

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

Outside the property has a driveway, double garage and side access to the west facing garden.

Charnwood is a cul-de-sac close to Holy Trinity Primary School and Dreamcatchers nursery. Other nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Chobham Common, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is convenient for the M3, M4, M25 and Heathrow Airport, and the train station has services running to London and Reading.

EPC rating D. Council Tax band G.

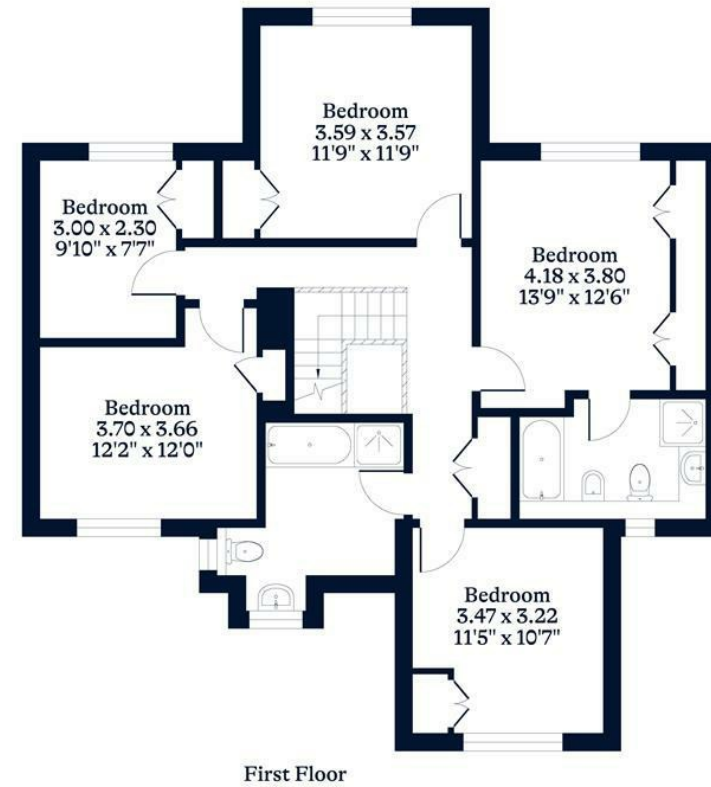
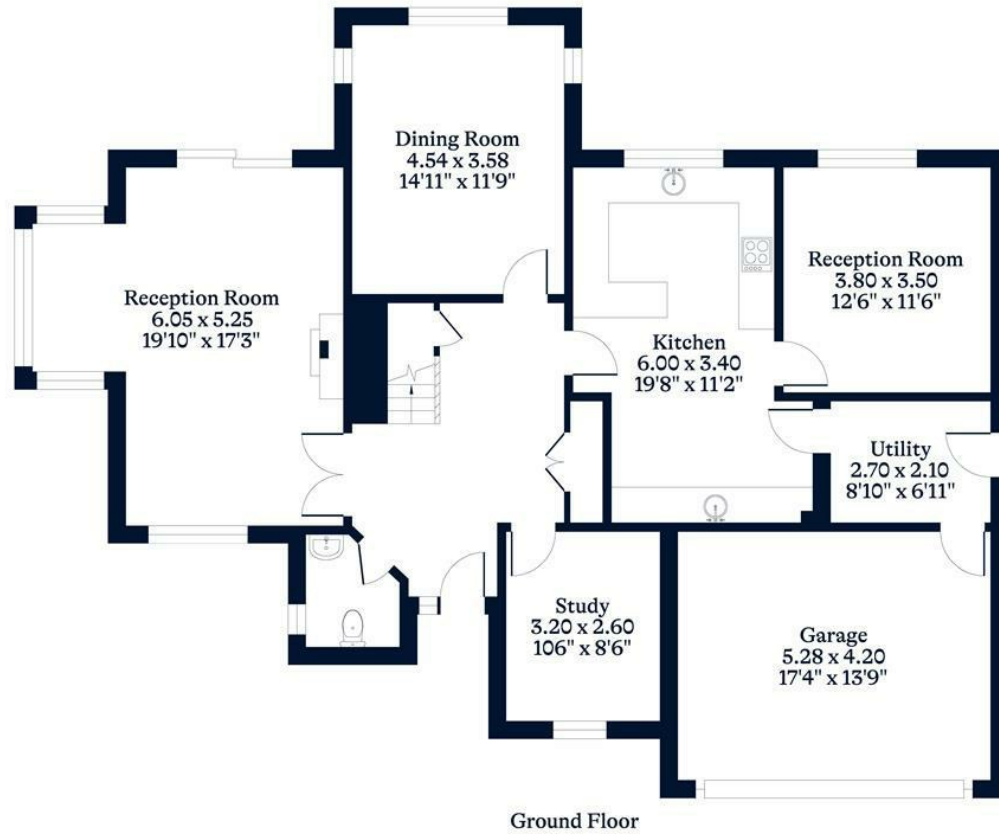






APPROXIMATE FLOOR AREA
House - 206.15 sq m - 2219 sq ft
Garage - 22.17 sq m - 239 sq ft
Total - 228.32 sq m - 2458 sq ft
(Gross Internal Area)

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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