

 5  4  3



Rise Road, *Sunningdale*

OSBORNE HEATH

A refurbished five double bedroom, three bathroom detached home with driveway parking and double garage.

Downstairs there is a modern kitchen, utility, dining room, living room, study, downstairs WC and integral access to the double garage.

The first floor has a principal bedroom with en suite, a second en suite bedroom, three further double bedrooms and a family bathroom.

To the front of the house there is a driveway, double garage and side access to the landscaped garden which has a patio, lawn and decking.

Sherbourne House is located on Rise Road which is close to 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 H. Deposit £9,692. Holding Deposit £1,615. Lease Length 6-24 months.

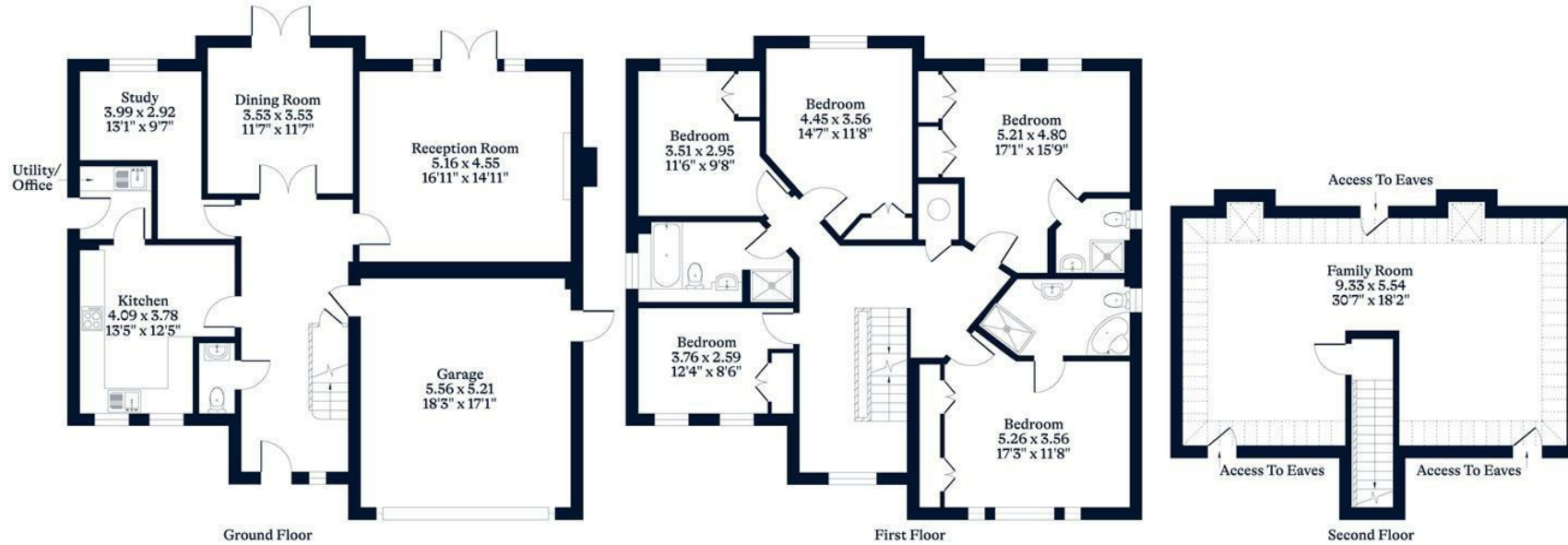




APPROXIMATE FLOOR AREA
House - 260.51 sq m - 2804 sq ft
Garage - 28.19 sq m - 304 sq ft
Total - 288.70 sq m - 3108 sq ft
(Gross Internal Area)



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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