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OIH



# Beech Hill Road, *Sunningdale*

OSBORNE HEATH

# A three bedroom, two bathroom home in a cul-de-sac of just three houses, with a gated driveway, garage and workshop.

Downstairs there is a living room, dining room, kitchen, shower room and a downstairs WC.

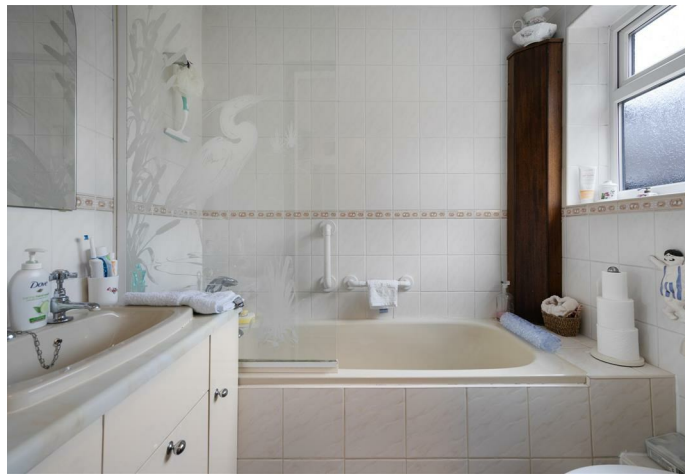
Upstairs there are three bedrooms and a family bathroom.

Outside there is gated driveway parking, a garage, side garden, rear patio and a brick built workshop or studio.

This house is in a small cul-de-sac off Beech Hill Road, close to Charters School, Holy Trinity Primary School and The Marist. The closest station is Sunningdale where trains run to London and Reading. Nearby points of interest include Ascot Racecourse, Coworth Park, 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 D. Council Tax band D.

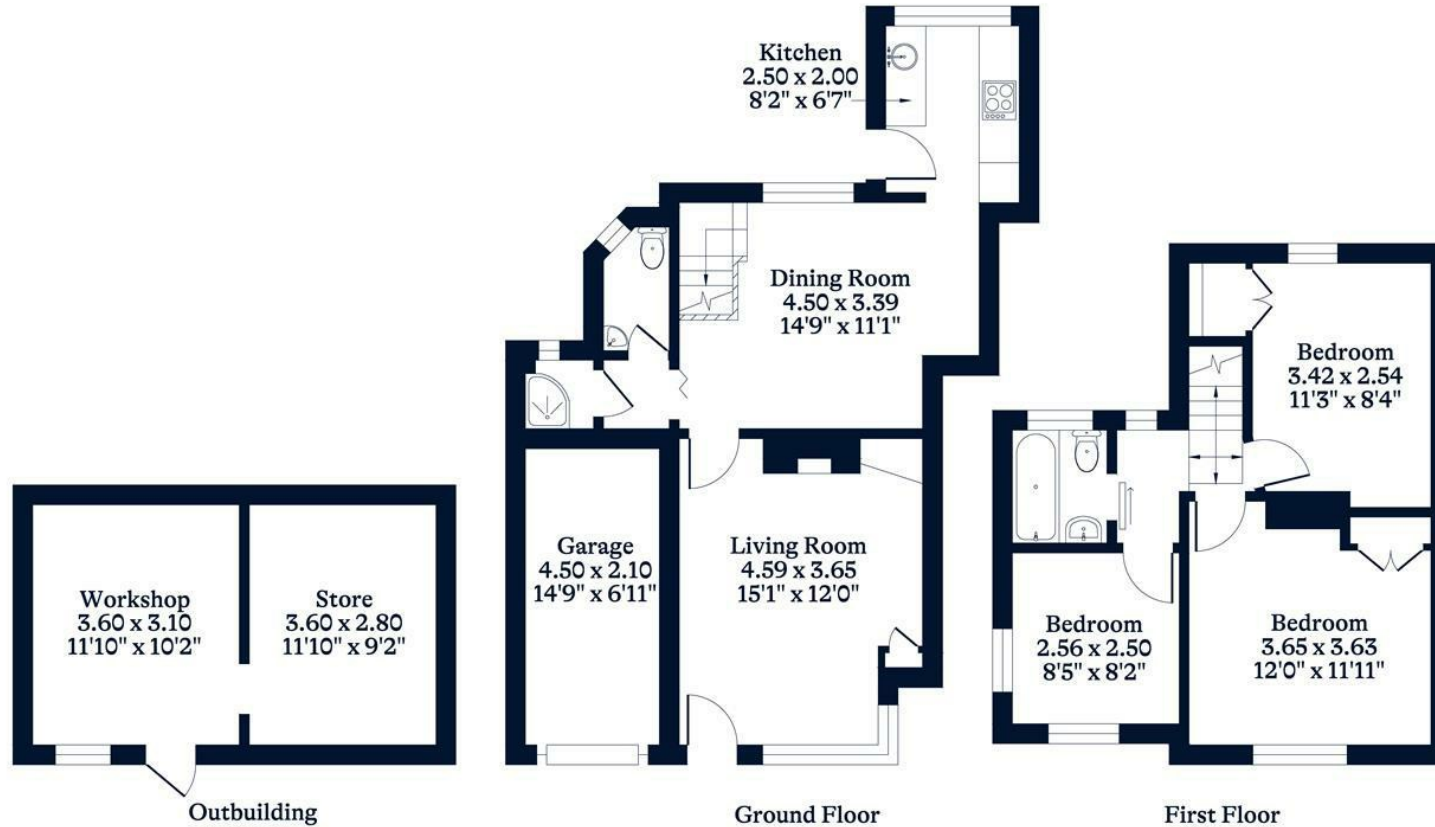




**APPROXIMATE FLOOR AREA**  
 House - 78.54 sq m - 845 sq ft  
 Outbuilding - 21.78 sq m - 234 sq ft  
 Garage - 8.91 sq m - 96 sq ft  
 Total - 109.23 sq m - 1175 sq ft  
 (Gross Internal Area)



**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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