

3 3 2



Lower Village Road, *Sunninghill*

OSBORNE HEATH

A three bedroom, two bathroom semi-detached character property in the heart of Sunninghill Village with driveway parking and no onward chain.

On the ground floor there is a living room, kitchen with dining area, study leading out to the garden, and a downstairs shower room.

On the first floor there are three bedrooms and an en suite shower room.

Outside there is a driveway, lawned front garden and a courtyard rear garden.

Lower Village Road is in Sunninghill Village. Nearby schools include Charters, Holy Trinity, St Francis, St Michael's and The Marist. 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, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band D.





APPROXIMATE FLOOR AREA
House - 82.80 sq m - 885 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.

OSBORNEHEATH.CO.UK