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Lower Village Road, *Sunninghill*

OSBORNE HEATH

A four bedroom detached family home with a driveway within walking distance to Ascot train station and Sunninghill high street.

On the ground floor there is a living room, modern kitchen with living and dining areas, study, utility room, playroom and a downstairs WC.

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

Outside the property has a driveway and side access to the rear garden.

Lower Village Road is in the village of Sunninghill, close to Ascot station where the train services run to London, Reading and Guildford. The nearest schools are Charters, St. Francis, St. Michaels and The Marist. Nearby places of interest include Ascot Racecourse, Legoland, Wentworth Golf Club and Windsor Great Park. By road Sunninghill is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band G.

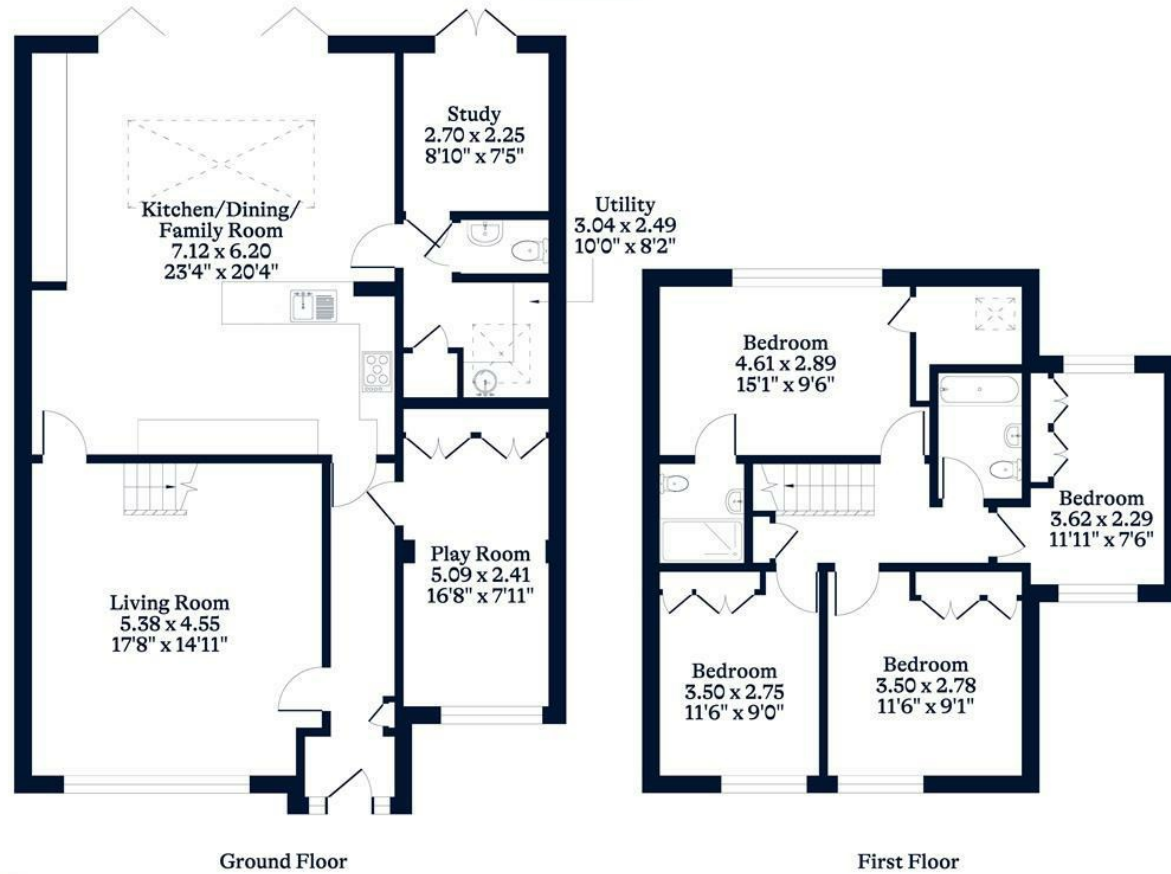




APPROXIMATE FLOOR AREA
House - 167.48 sq m - 1803 sq ft
(Gross Internal Area)



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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