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Pinehurst, *Sunninghill*

OSBORNE HEATH

A three double bedroom, two bathroom family home in a cul-de-sac, with a driveway, garage and no onward chain.

On the ground floor there is a kitchen with dining area, living room and a downstairs WC.

The first floor has the principal bedroom with built-in wardrobes and a en suite, two further double bedrooms with built-in wardrobes and a family bathroom.

Outside there is a driveway, garage and side access to a lawned garden.

Pinehurst is a cul-de-sac located within a short walk of Sunninghill high street. Nearby schools include Charters, Holy Trinity, St Francis, St Michael's and The Marist. The village has a number of local high street businesses, great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band F.

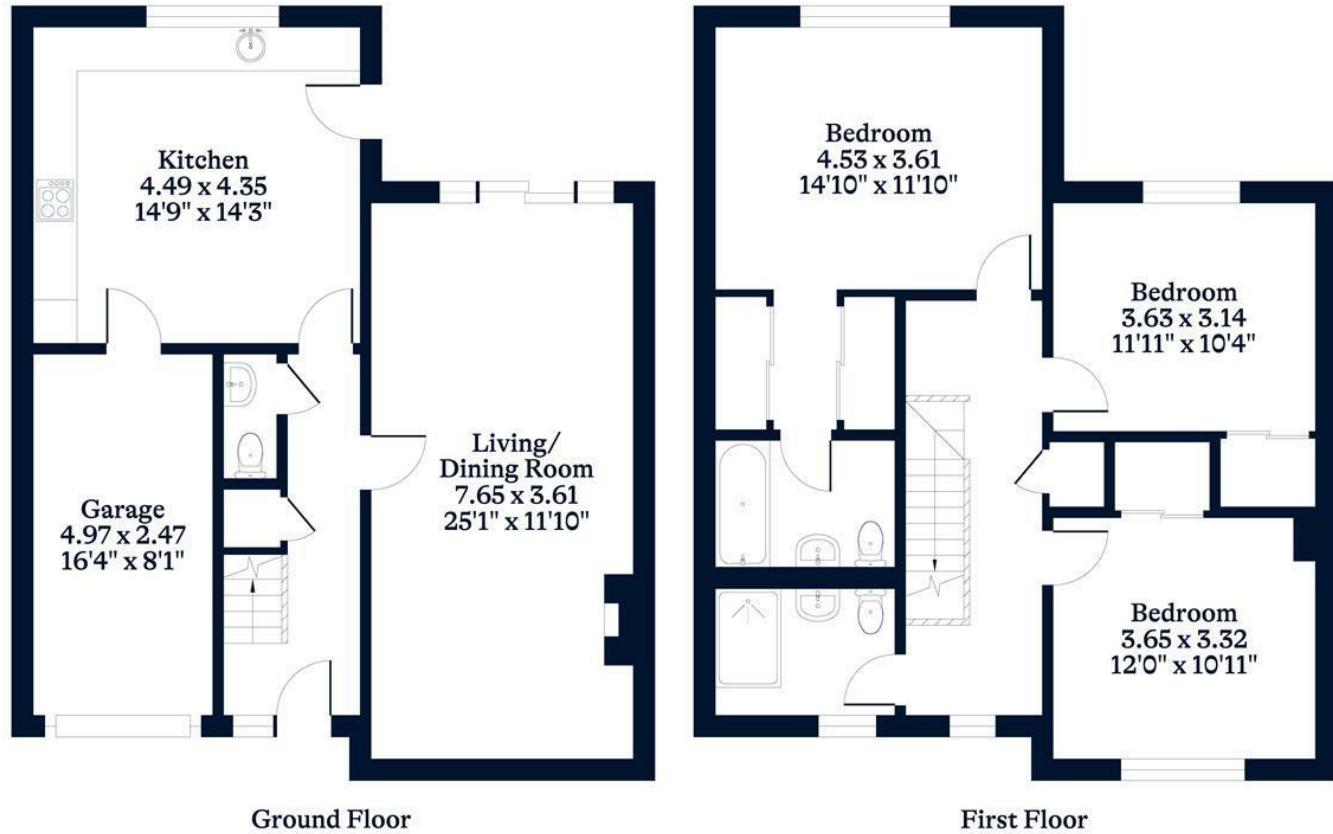




APPROXIMATE FLOOR AREA
House - 129.16 sq m - 1390 sq ft
Garage - 12.27 sq m - 132 sq ft
Total - 141.43 sq m - 1522 sq ft
(Gross Internal Area)



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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