

 3  2  2



# Trinity Crescent, *Sunningdale*

OSBORNE HEATH



# A modernised three bedroom, two bathroom semi-detached family home with driveway parking and a large garden.

On the ground floor there is a living room, modern kitchen and dining area and with bi-folding door out to the garden, and a downstairs WC.

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

Outside the property has a driveway and side access to the large west facing garden which has a large deck & lawn area and an office/summer house, wooden cabin and garden shed.

Trinity Crescent is in the village of Sunningdale. Nearby schools include Charters, Holy Trinity, The Marist and St Francis. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Sunningdale Park (47 acres) is a short walk away, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale runs trains to London and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band D.









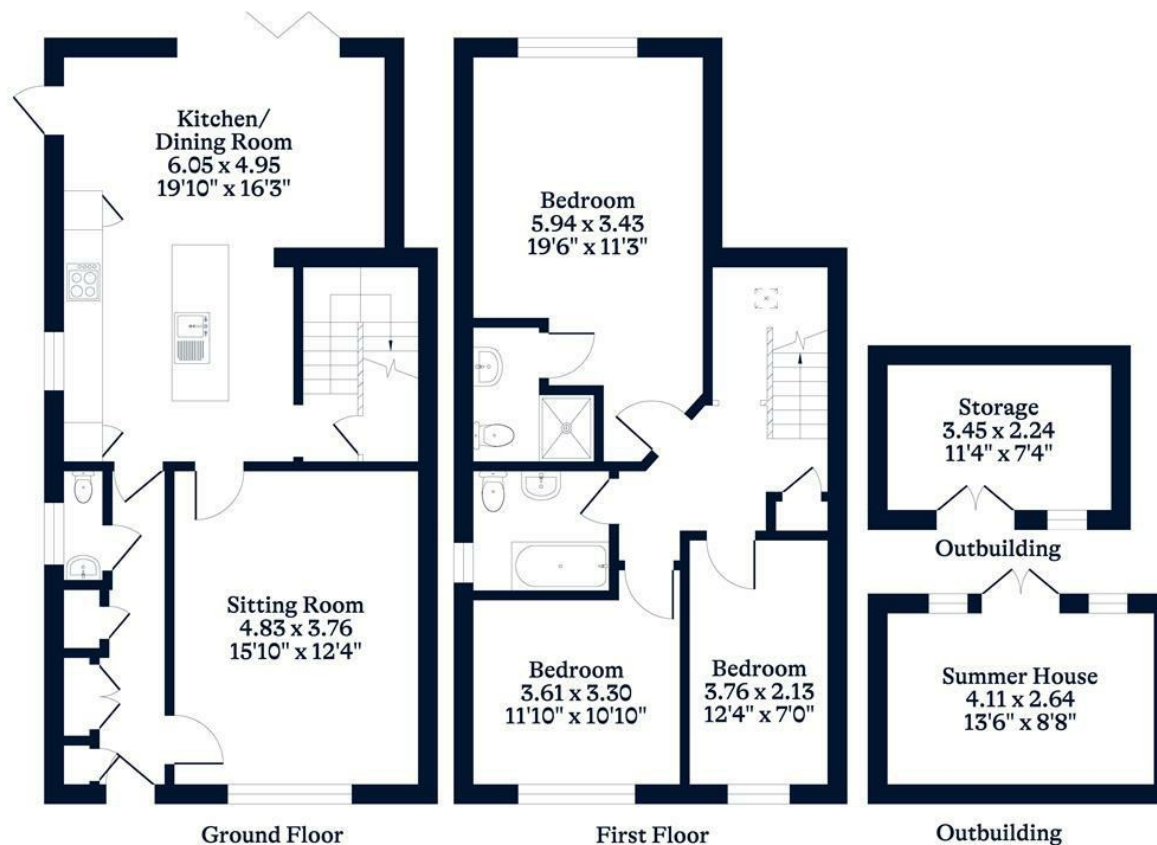
#### APPROXIMATE FLOOR AREA

House - 112.93 sq m - 1216 sq ft  
Outbuildings - 18.54 sq m - 200 sq ft  
Total - 131.47 sq m - 1416 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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