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Larch Avenue, *Sunninghill*

OSBORNE HEATH

Modern four bedroom, three bathroom detached stable conversion set behind a gated entrance.

On the ground floor you have a dining room/study, lounge with double doors leading to the rear garden. Further accommodation consists of a beautifully finished open plan kitchen dinner with fully integrated appliances and underfloor heating. Further to the kitchen is a double bedroom with ensuite shower room with underfloor heating.

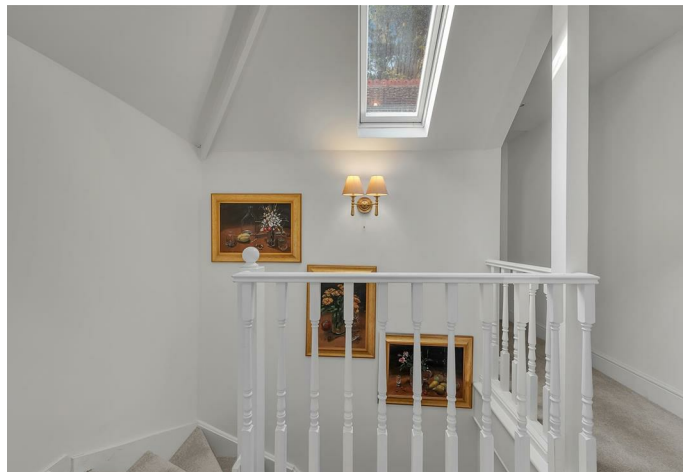
On the first floor is the principle bedroom with ensuite shower room with underfloor heating. Further to this are two further bedrooms and a modern family bathroom.

Outside the property has a gated entrance and a long driveway leading to the front of the Stables.

Larch Avenue is a prestige road walking distance from Sunninghill High Street. Local 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 G. Lease Length 12-24 months.

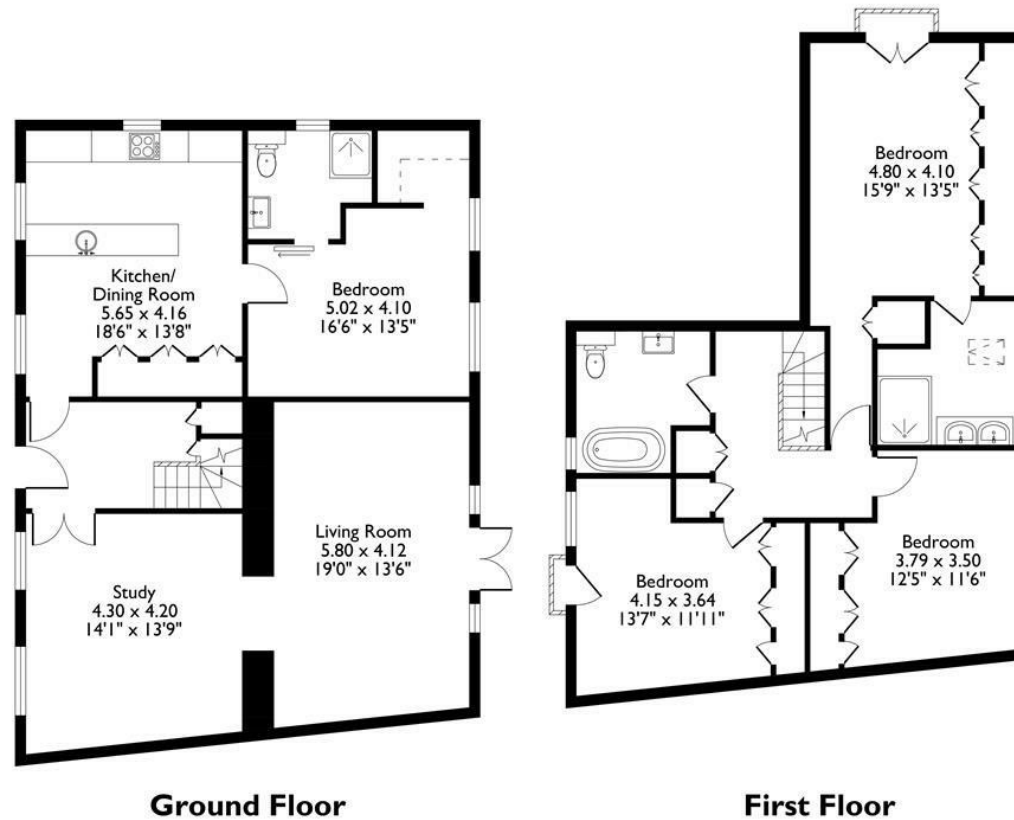




NOT TO SCALE

Approximate Floor Area
House 173.32 sq m - 1866 sq ft
(Gross Internal Area)

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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