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Exchange Road, *Sunninghill*

OSBORNE HEATH

A four bedroom, three bathroom semi-detached house with driveway parking and a south facing garden.

On the ground floor there is a double reception currently used as living space and a study, modern kitchen with dining area, and a downstairs WC.

The first floor has three bedrooms, an en suite shower room and a family bathroom. The loft has been converted into a principal bedroom with en suite shower room and dressing room.

The lower ground floor of the house has a storage area, utility cupboard and a family room with underfloor heating.

To the front of the house is driveway parking for two vehicles and to the rear is a long south facing garden.

Exchange Road is a small no through road 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, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating TBC. Council Tax band E.

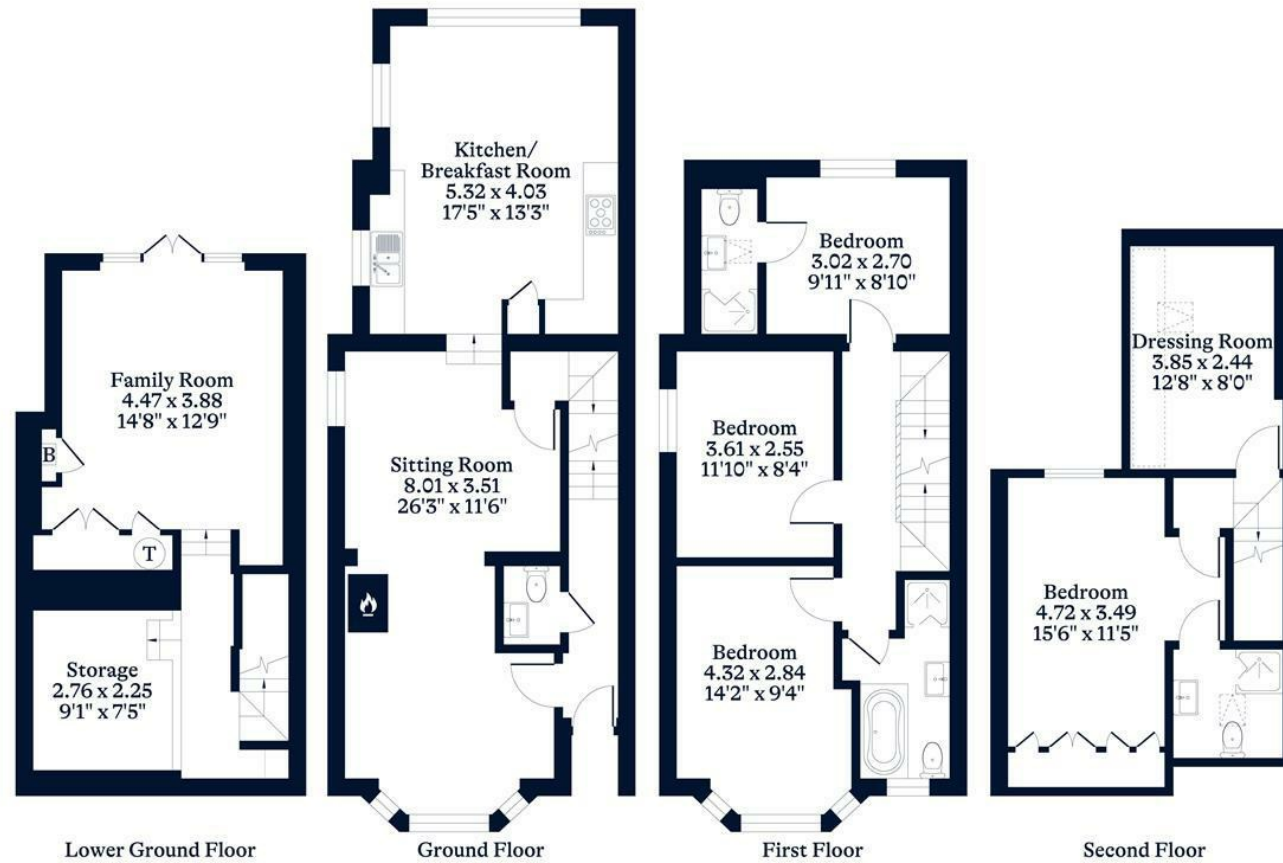




APPROXIMATE FLOOR AREA
House - 168.60 sq m - 1815 sq ft
(Gross Internal Area)



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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