

 2  3  2



The Terrace, *Sunninghill*

OSBORNE HEATH

A two double bedroom, two bathroom semi-detached character property with no onward chain, in the heart of Sunninghill village

On the ground floor is the living room with open fire, dining room, kitchen with living and dining areas plus bi-folding doors leading out to the garden, and a downstairs WC.

On the first floor is the main principal bedroom with modern ensuite shower room and dressing area. There is also a second double bedroom and a modern bathroom.

Outside the property has side access to the rear garden.

The Terrace is in the centre of 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, The Lexicon, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band E.





APPROXIMATE FLOOR AREA
House - 107.00 sq m - 1152 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.

OSBORNEHEATH.CO.UK