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# Pembroke Close, *Sunninghill*

OSBORNE HEATH

# A three bedroom semi-detached family home with a driveway, garden office in a cul-de-sac in Sunninghill village

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

The first floor has three bedrooms, a bathroom and a separate WC.

Outside there is a driveway, side access to the studio which is currently the office and a lawned garden.

Pembroke Close is a small cul-de-sac within walking distance 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 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. The closest train stations are Ascot and Sunningdale where services run to London, Reading and Guildford. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band E.

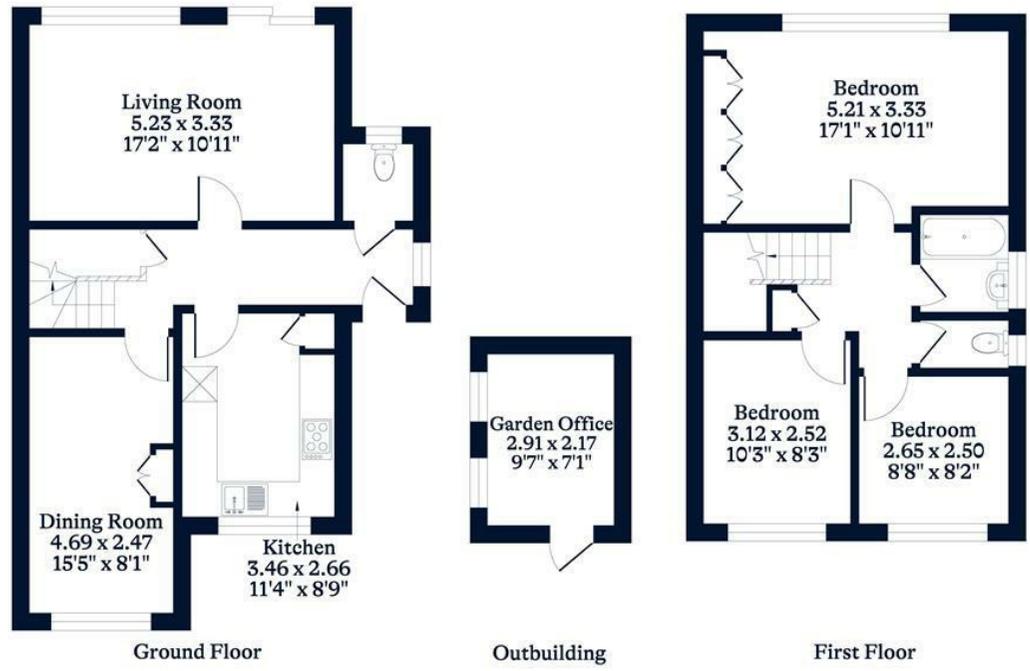




**APPROXIMATE FLOOR AREA**  
House - 97.00 sq m - 1044 sq ft  
Outbuilding - 6.30 sq m - 68 sq ft  
Total - 103.30 sq m - 1112 sq ft  
(Gross Internal Area)



**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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