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# Armitage Court, *Sunninghill*

OSBORNE HEATH

**A four double bedroom, three bathroom detached home at the end of a popular cul-de-sac, with a south facing garden, driveway, double garage and no onward chain.**

Downstairs there is a living room with a feature fireplace, formal dining room, study, family room, kitchen with a central island and breakfast bar, utility room and a downstairs WC.

Upstairs is the principal bedroom with an en suite shower room, guest room with an en suite, two further double bedrooms and a family bathroom.

Outside there is driveway parking for several vehicles, detached double garage and side access to a south facing rear garden.

Armitage Court is a popular cul-de-sac that shares a private parkland area with the residents of Murray Court. Nearby schools include Bishopsgate, Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and St Michael's. 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, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band G.





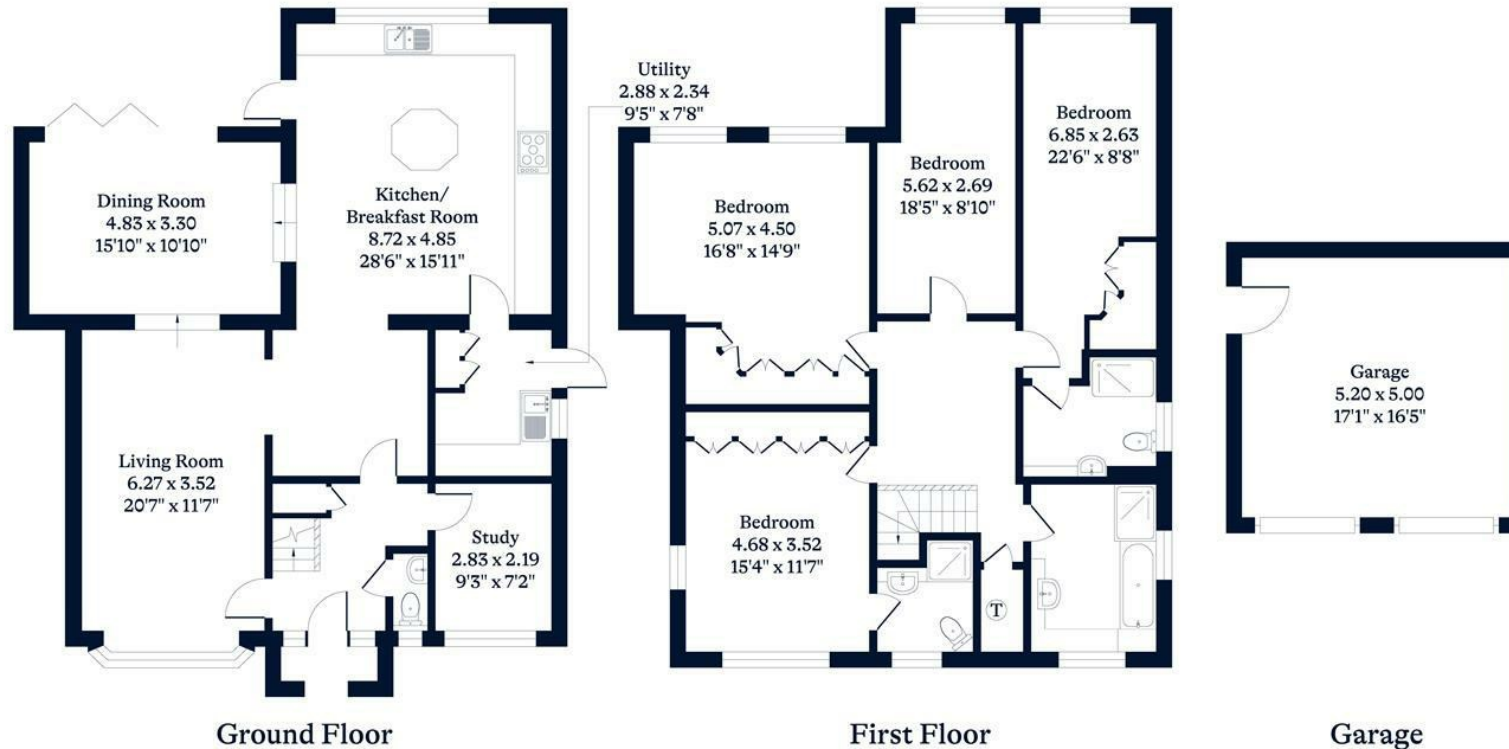
#### APPROXIMATE FLOOR AREA

House - 211.40 sq m - 2275 sq ft  
Garage - 26.00 sq m - 280 sq ft  
Total - 237.40 sq m - 2555 sq ft  
(Gross Internal Area)

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#### 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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