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Pinehurst, *Sunninghill*

OSBORNE HEATH

A four bedroom, three bathroom detached family home with a driveway and double garage in a cul-de-sac close to Sunninghill village.

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

On the first floor is the principal bedroom with en suite, two double bedrooms sharing a Jack & Jill shower room, plus a fourth bedroom and family bathroom.

Outside the property has driveway parking, a double garage and side access to the rear garden.

Pinehurst is a cul-de-sac located within a short walk 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, 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 C. Council Tax band G.





APPROXIMATE FLOOR AREA

House - 182.90 sq m - 1969 sq ft
Garage - 28.14 sq m - 303 sq ft
Total - 211.04 sq m - 2272 sq ft
(Gross Internal Area)

OH

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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