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Guards Court, *Sunningdale*

OSBORNE HEATH

A three bedroom, two bathroom house with a new kitchen, in a cul-de-sac within walking distance of Sunningdale Station and local shops.

Downstairs is a study with storage, living room, newly fitted kitchen with dining area leading out to the garden, and a downstairs WC.

Upstairs there are three bedrooms, an en suite to the main bedroom, and a family bathroom.

Outside is driveway parking and a rear garden.

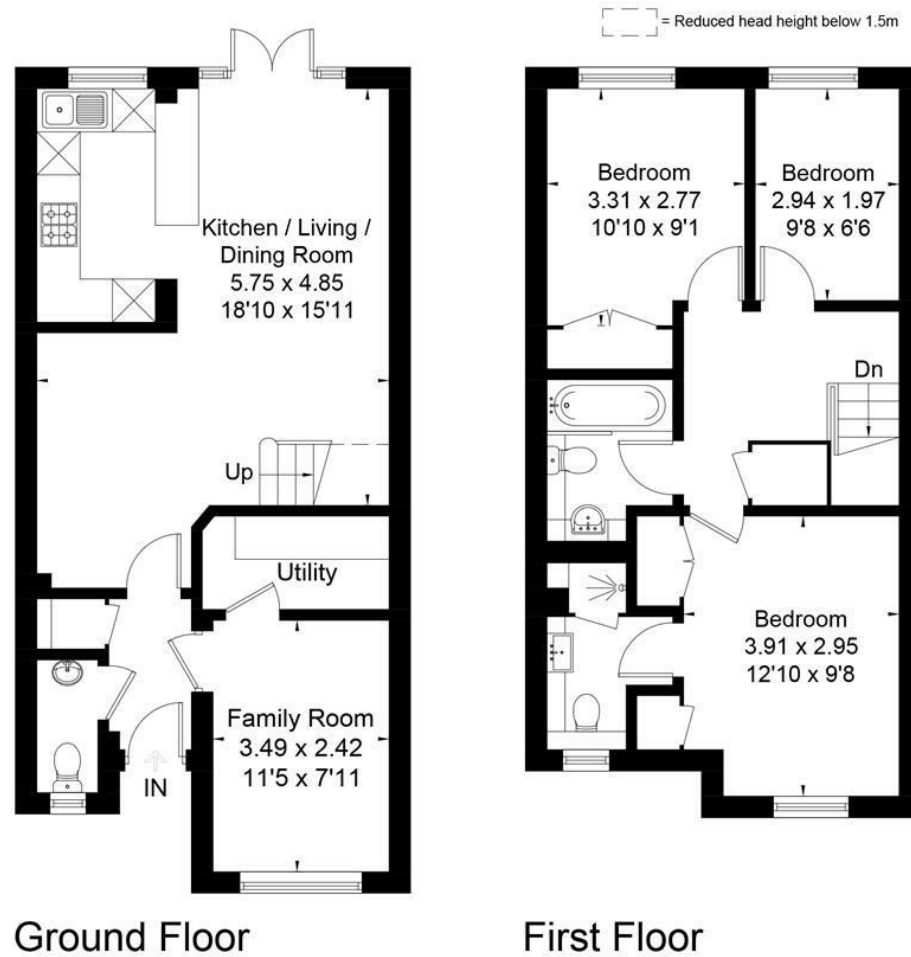
Guards Court is off Chobham Road in the centre of Sunningdale. There are a number of popular restaurants and cafes in the immediate area. Waitrose is next door to Sunningdale train station where trains run to London Waterloo and Reading. Nearby places of interest include Ascot Racecourse, Guards Polo Club, Sunningdale Golf Club, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax F. Tenancy Length 12-36 Months Deposit £2,855. Holding Deposit £571.





Approximate Area = 97.2 sq m / 1046 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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