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# Claver Drive, *Sunninghill*

OSBORNE HEATH



# An immaculately presented six bedroom, four bathroom detached home spanning over 4,000 sqft with driveway parking, double garage located in the heart of Sunninghill Village.

On the ground floor you are greeted by a beautiful entrance hall which has double doors leading into the main part of the home. The property consists of a formal family lounge, open plan kitchen/diner which has a central island with integrated Siemens's appliances and double doors leading to the rear garden. The further accommodation is a further family room, utility room, W/C and doors leading to the attached double garage. The downstairs has been finished with Amtico flooring which has been finished to the highest quality.

On the first floor there is the principal bedroom which has a walk-in wardrobe and a full ensuite. Further accommodation is four further bedrooms and three further bathrooms.

On the second floor is the additional sixth bedroom which is currently being used as a walk-in wardrobe but also can be used as a games room, gym, or office.

To the front of the property is driveway parking for multiple vehicles and a double garage, there is also side access to the rear garden.

Claver Drive is a small development of detached family homes in the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London Waterloo, Reading and Guildford. Nearby schools include Charters, St Francis, St Michaels and The Marist. The village has several local high street businesses and 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. Length of Tenancy -12 to 36 months. Council Tax Band H. Deposit £10,384. Holding Deposit £1,730.



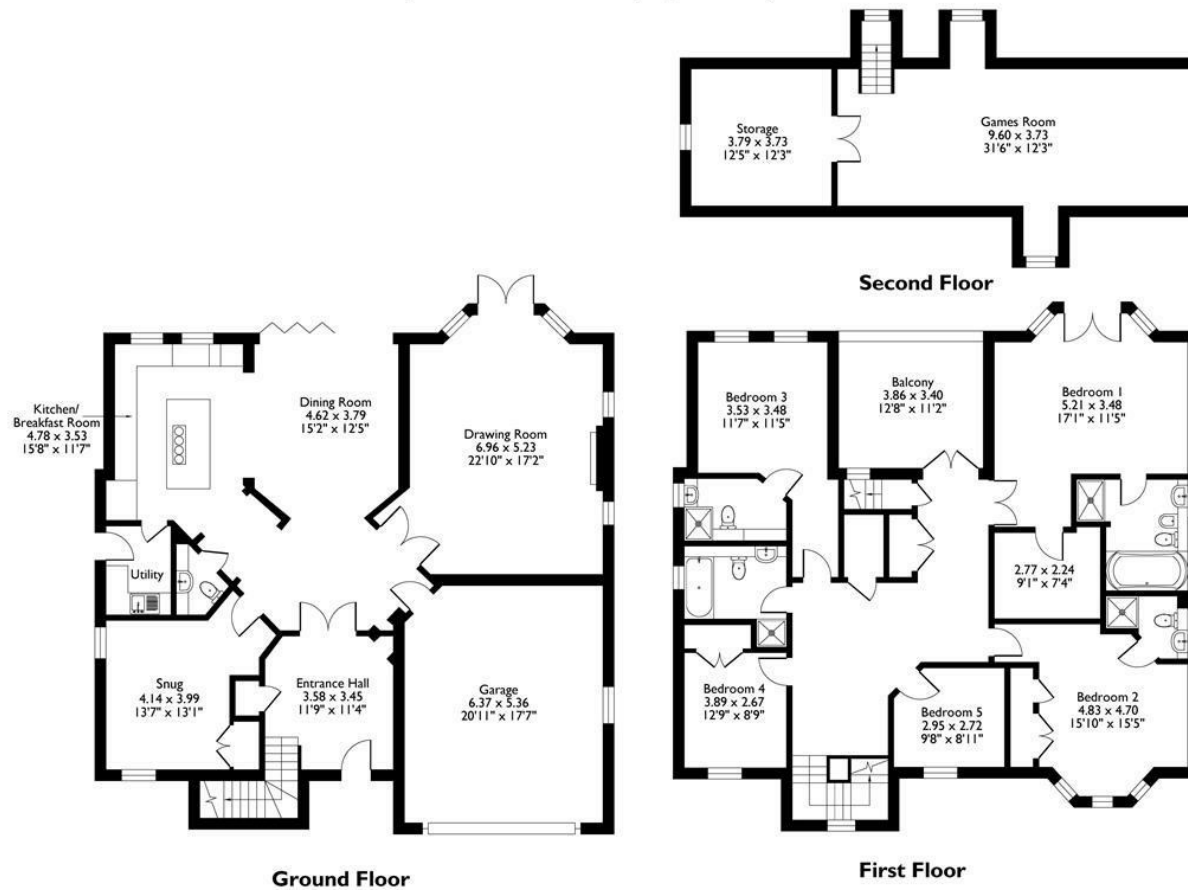




NOT TO SCALE

Approximate Floor Area  
House 376.00 sq m - 4050 sq ft  
(Gross Internal Area)

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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