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Beech Hill Road, *Sunningdale*

OSBORNE HEATH

A two double bedroom semi-detached house with an upstairs bathroom, west facing garden.

Downstairs is a bay fronted living room, dining room and modern kitchen leading out to the garden.

Upstairs there are two double bedrooms and a modern bathroom.

To the rear of the house is a west facing garden with side access and potential to extend (subject to planning permission).

Beech Hill Road is in Sunningdale close to Charters School, Holy Trinity Primary School and The Marist. The closest station is Sunningdale where trains run to London and Reading. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band D.



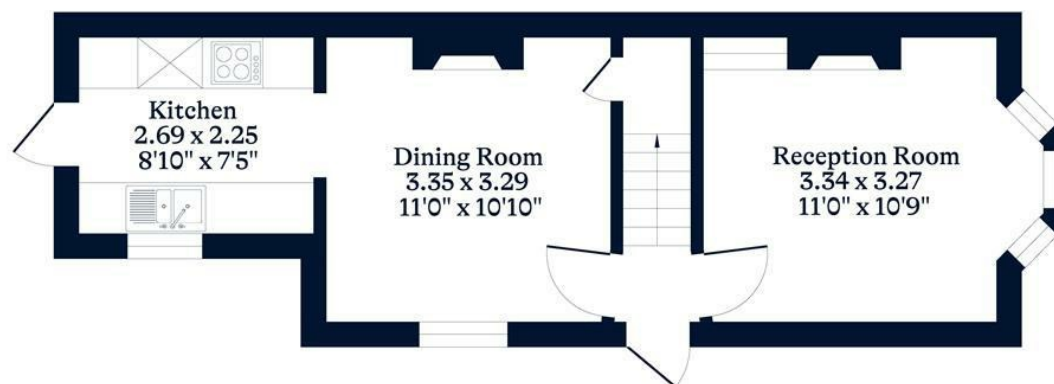


APPROXIMATE FLOOR AREA
House - 65.40 sq m - 704 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



First Floor



Ground Floor

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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