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# Beech Hill Road, *Ascot*

OSBORNE HEATH



# A beautifully refurbished four bedroom, detached family home with garage and driveway, close to Sunningdale train station and shops.

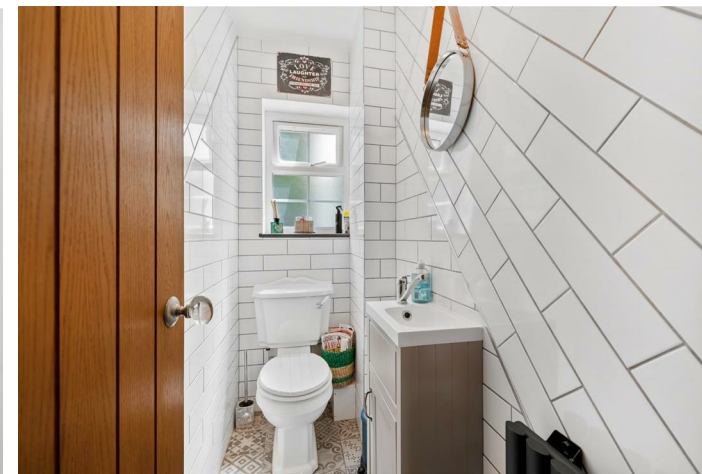
Downstairs there is a modern kitchen with central island, living and dining areas with bi-folding doors out the the garden, a large living room featuring built in storage units, utility room and WC.

Upstairs there are four bedrooms, two of which have built-in wardrobes and a family bathroom.

Outside there is driveway parking, access to a garage and garden to the rear as well as a lawned area at the front.

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 Waterloo 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 G. Lease length 12-36 months. Deposit £4,038. Holding Deposit £807.







#### APPROXIMATE FLOOR AREA

House - 133.82 sq m - 1440 sq ft

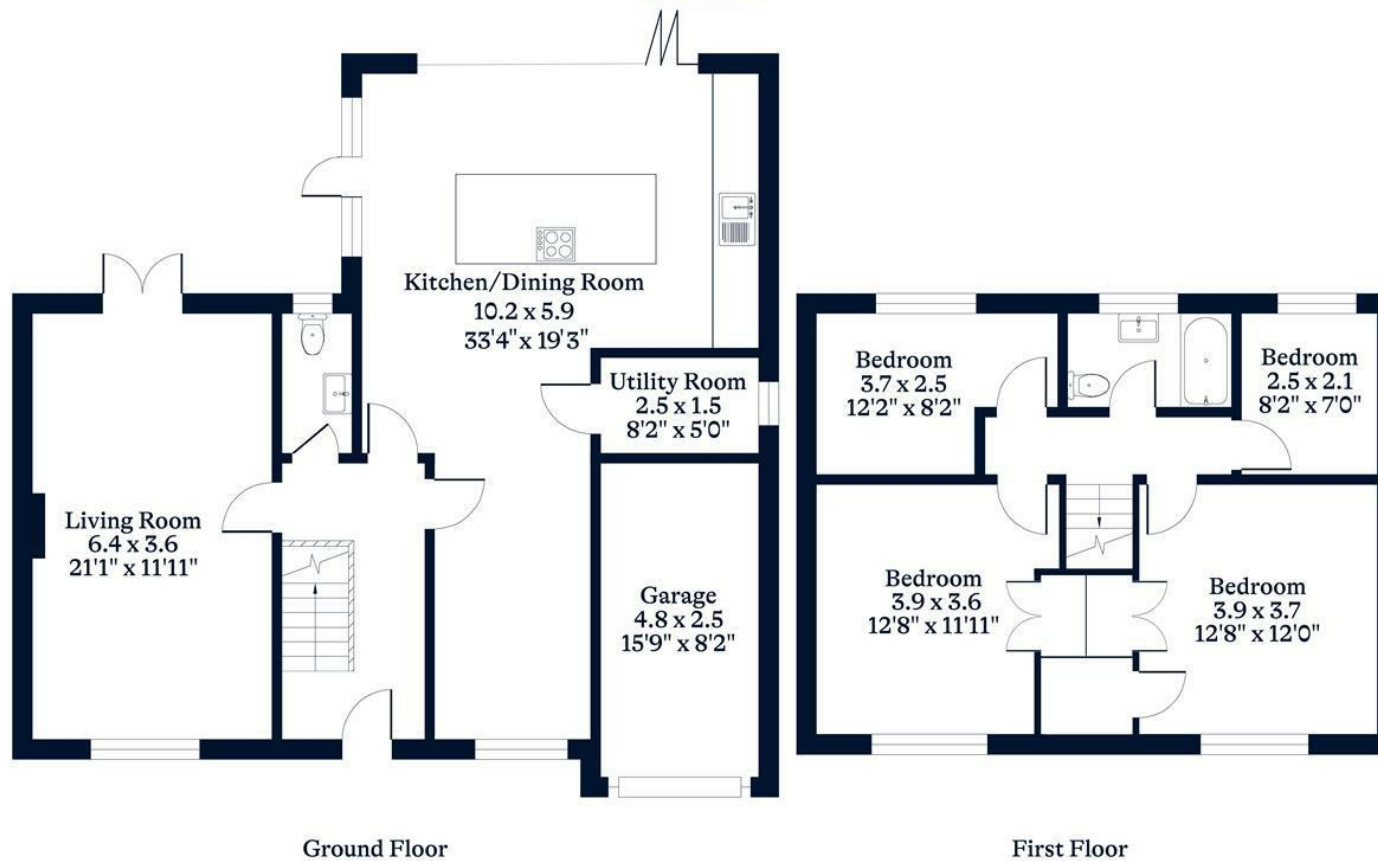
Garage - 11.20 sq m - 121 sq ft

Total - 145.02 sq m - 1561 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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