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# Hawthorne Place, *Sunninghill*

OSBORNE HEATH



# A beautifully presented two double bedroom, two bathroom maisonette recently built by Berkeley Homes.

The Coach House is a first floor maisonette set in the Sunninghill Square Development.

There is a spacious landing with utility cupboard, open-plan kitchen and living area with integrated appliances and French doors opening out to a balcony. There are two double bedrooms, both with built in wardrobes and two modern bathrooms.

Outside there are two allocated parking spaces.

Hawthorne Place is a cul-de-sac in the new Sunninghill Square development. Nearby schools include ACS, Charters, Hall Grove, Lambrook, Papplewick, St Francis, St George's, St Mary's, St Michaels and The Marist. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band D. Tenancy Length 12-36 Months. Deposit £2,538. Holding Deposit £507.00



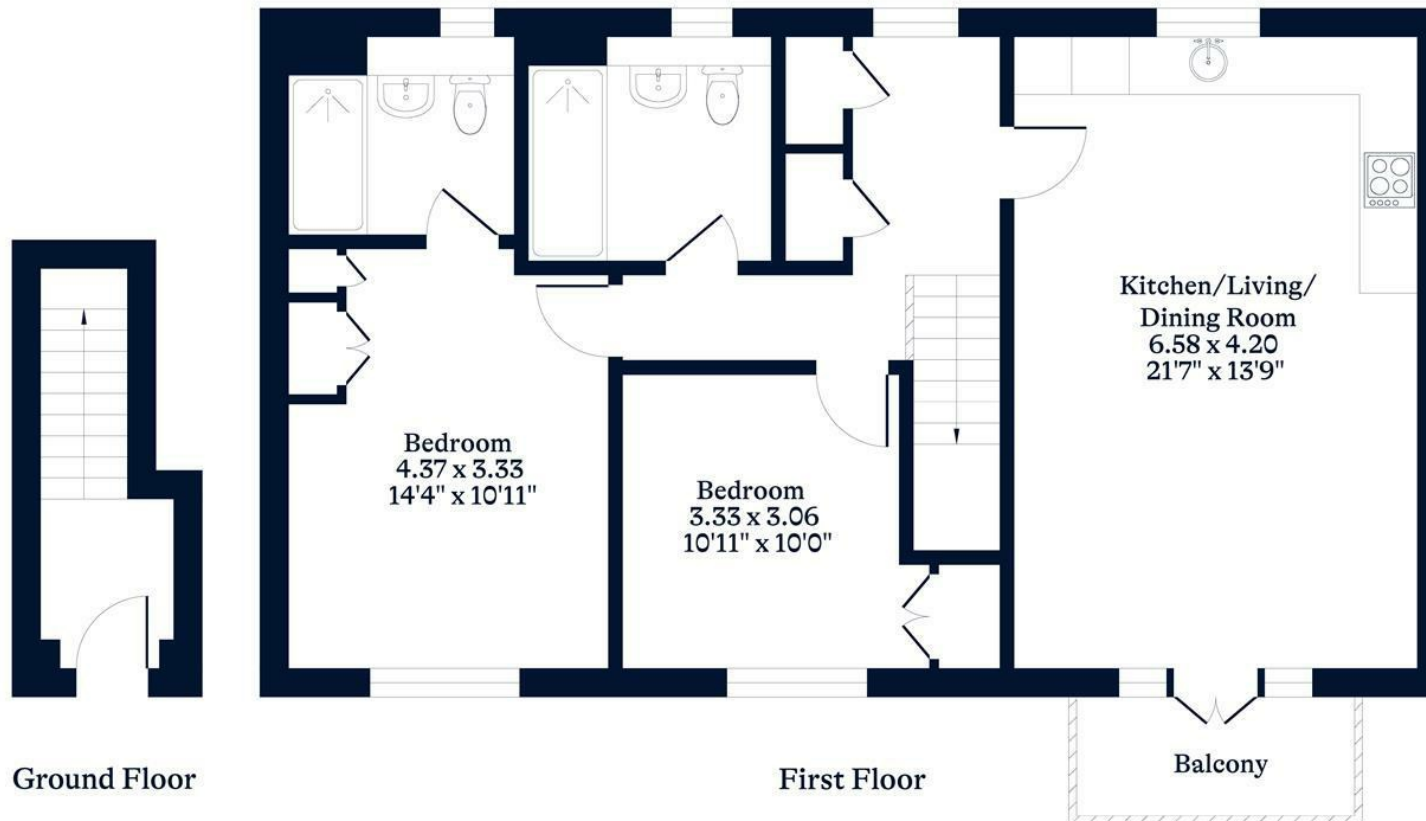




**APPROXIMATE FLOOR AREA**  
Maisonette - 81.98 sq m - 882 sq ft  
(Gross Internal Area)



**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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