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Woodend Drive, *Sunninghill*

OSBORNE HEATH

A three bedroom detached home with brand new kitchen and bathroom and a long west facing garden.

Downstairs has been extended to consist of a living room with conservatory, dining room, kitchen with extra dining space, utility room, workshop, study and access to the garage.

Upstairs there are three bedrooms, a family bathroom and an airing cupboard.

Outside there is driveway parking and a long west facing garden.

Woodend Drive is in-between St Mary's Hill and Lower Village Road. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. Nearby schools include Charters, St Francis, St Michaels and The Marist. Nearby Sunninghill village has a number of local high street businesses and great restaurants and pubs. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Wentworth Club and Windsor Great Park. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band G. Tenancy Length 12-36 Months. Deposit £4,442 Holding Deposit £888.





APPROXIMATE FLOOR AREA

House - 153.16 sq m - 1648 sq ft

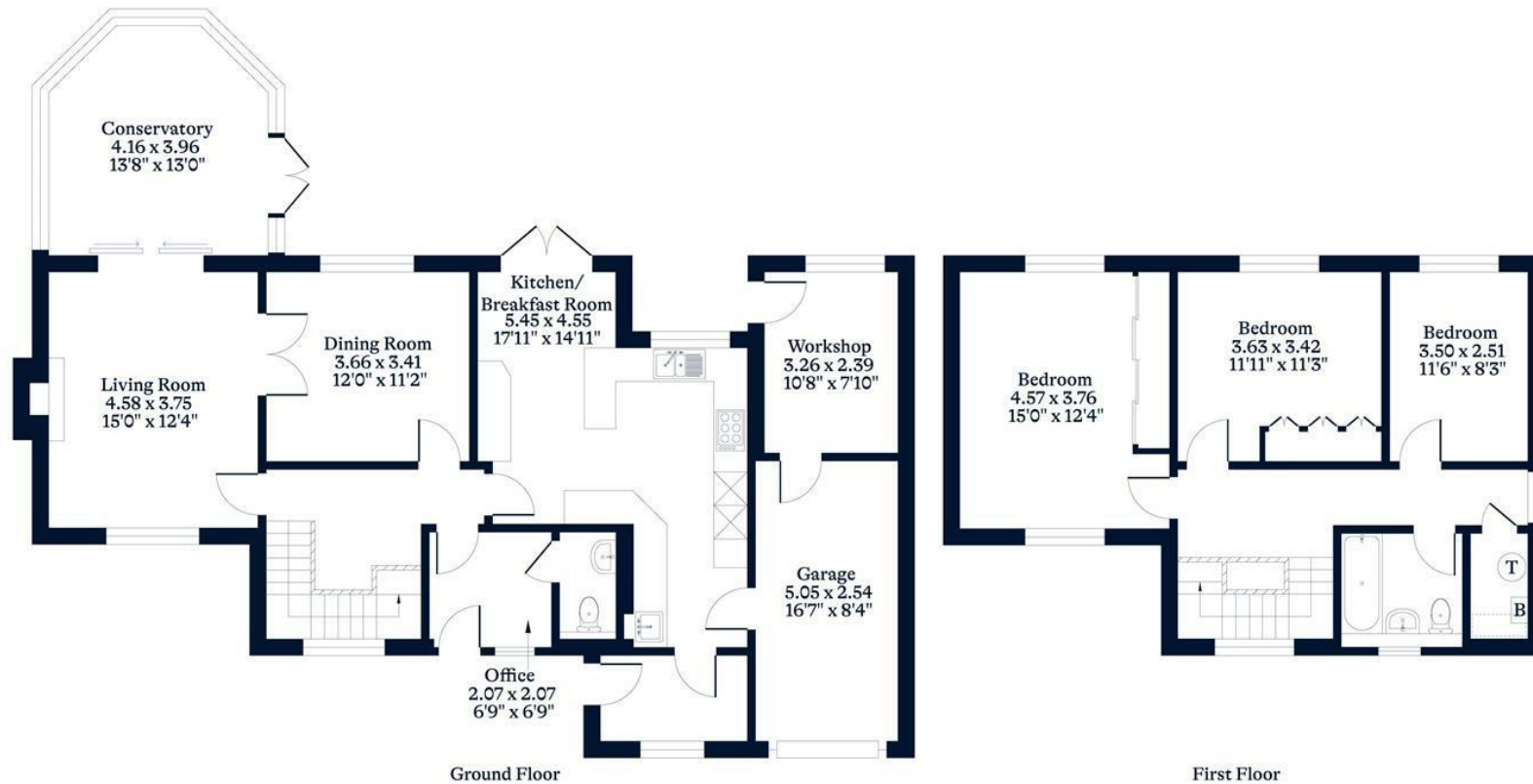
Garage/Workshop - 22.74 sq m - 245 sq ft

Total - 175.90 sq m - 1893 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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