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# Beech Hill Road, *Sunningdale*

OSBORNE HEATH

# A two double bedroom cottage with a south facing garden in a crescent close to Sunningdale train station and shops.

The ground floor has a living room with fireplace, dining room, kitchen and a modern bathroom.

On the first floor is the principal bedroom with a built-in wardrobe and a second double bedroom.

Outside the property has a south facing rear garden.

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, The Lexicon, 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.



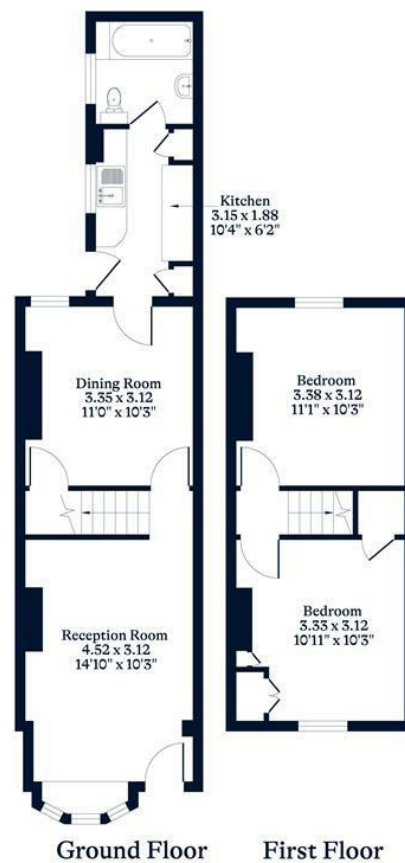


**APPROXIMATE FLOOR AREA**

House - 63.00 sq m - 679 sq ft  
(Gross Internal Area)

**NOT TO SCALE**

This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.

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