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Shenstone Park, *Sunninghill*

OSBORNE HEATH

A three bedroom, two bathroom home in a gated cul-de-sac, with a garage plus private and communal gardens.

On the ground floor there is a living room, dining room with double doors leading out to a courtyard, kitchen with a breakfast bar, and a downstairs WC.

The first floor has a double bedroom with built-in wardrobe and an en suite, two further bedrooms and a family bathroom.

Outside the property has allocated parking, a garage with power and a courtyard garden. There are also landscaped communal gardens which are used by the residents.

Shenstone Park is a small, gated development close to the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London, Reading and Guildford. Nearby schools include Charters, St Francis, St Michaels and The Marist. The village has several local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating: C. Council Tax band F. Service Charge £1,860pa.





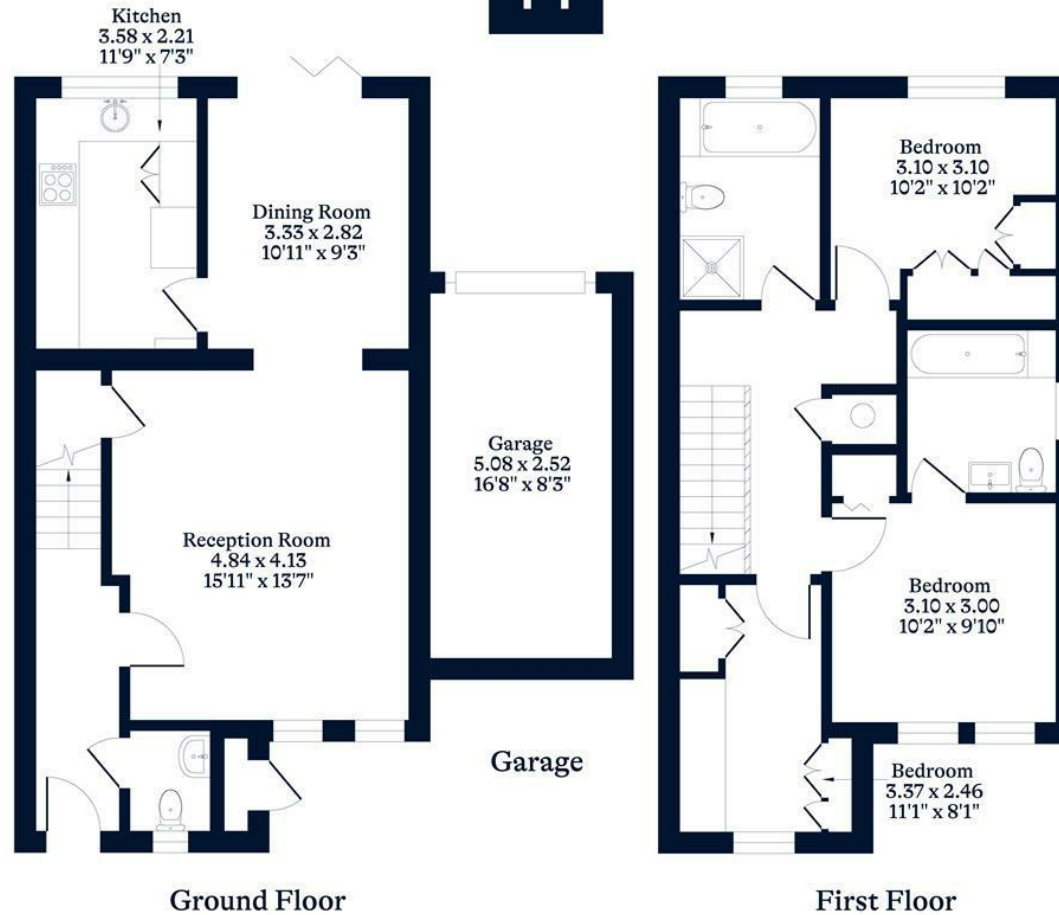
APPROXIMATE FLOOR AREA

House - 98.21 sq m - 1057 sq ft
Garage - 12.80 sq m - 138 sq ft
Total - 111.01 sq m - 1195 sq ft
(Gross Internal Area)

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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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