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Bowden Road, *Sunninghill*

OSBORNE HEATH

A three bedroom, two bathroom semi-detached house in the centre of Sunninghill village, with a south facing garden, driveway, garage and no onward chain.

The ground floor has an entrance hall, living room with feature fireplace, kitchen with dining area, double bedroom with en suite shower room for flexible living, and a guest WC.

Upstairs there are two further bedrooms and a bathroom. Other houses on the road have extended over two floors, and this house has potential to do that, subject to planning permission.

Outside there is a long driveway, garage and a south facing garden.

Bowden Road is in the centre of Sunninghill village. Nearby schools include Charters, Holy Trinity, St Francis, St Michael's and The Marist. The village has a number of local high street businesses plus great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band E.





APPROXIMATE FLOOR AREA

House - 92.30 sq m - 993 sq ft
Garage - 13.60 sq m - 146 sq ft
Total - 105.90 sq m - 1139 sq ft
(Gross Internal Area)



NOT TO SCALE

This plan is for illustration purposes only



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