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# Holmes Close, *Sunninghill*

OSBORNE HEATH

# A recently refurbished, four bedroom, two bathroom detached house in a cul-de-sac, with a south facing garden. Available for a Short Let with all bills included.

Downstairs there is a double aspect living room, study, modern kitchen with living and dining space and , utility room, downstairs WC and integral access to the double garage.

Upstairs there is the main bedroom with modern en suite, three further bedrooms and a family bathroom.

Outside there is driveway parking with a double garage, EV charging point and a south facing rear garden.

Holmes Close is a small cul-de-sac in Sunninghill village. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. 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, Sunningdale Golf Club, Swinley Forest, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band G. Deposit £6,932. Holding Deposit £1384. Lease Length 1-5 months.



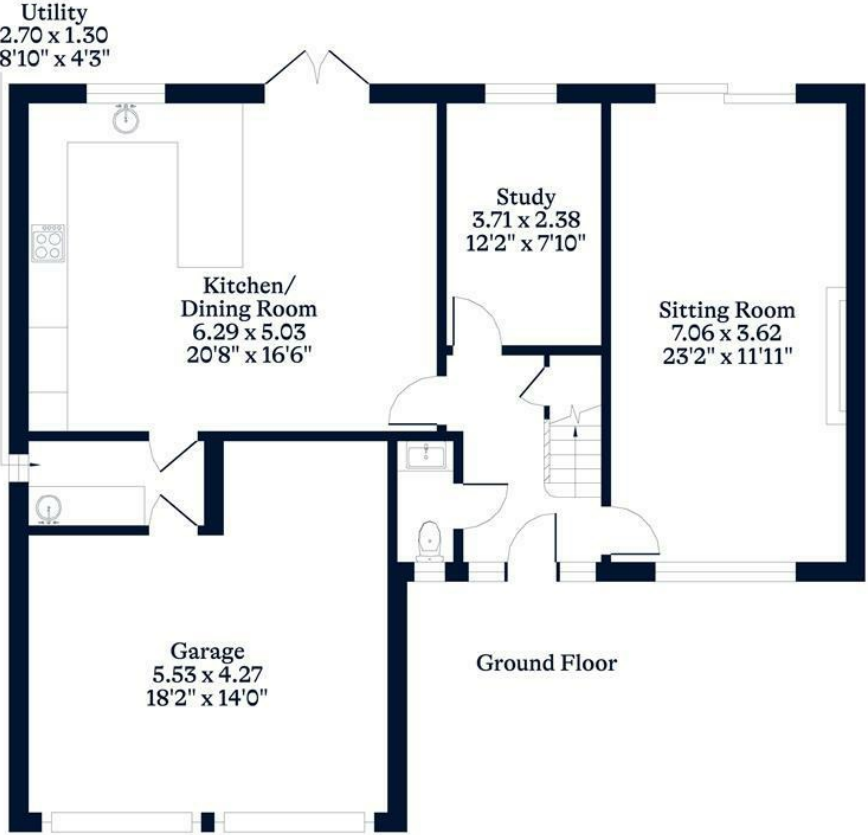




**APPROXIMATE FLOOR AREA**

House - 155.59 sq m - 1675 sq ft  
Garage - 27.71 sq m - 298 sq ft  
Total - 183.30 sq m - 1973 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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