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Bedford Lane, *Sunningdale*

OSBORNE HEATH

A modern three bedroom, semi-detached family home with a driveway and landscaped south facing garden, within Charters and Holy Trinity school catchment areas.

The ground floor has a living and dining room with bi-folding doors out to the garden, modern kitchen and a downstairs WC.

On the first floor is the principal bedroom, two further double bedrooms and a modern family bathroom.

Outside the property has driveway parking for multiple vehicles and side access to a landscaped south facing garden.

Churchfield Cottages are off Bedford Lane. Local schools include Charters School, Holy Trinity 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, 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 E. Council Tax band D.

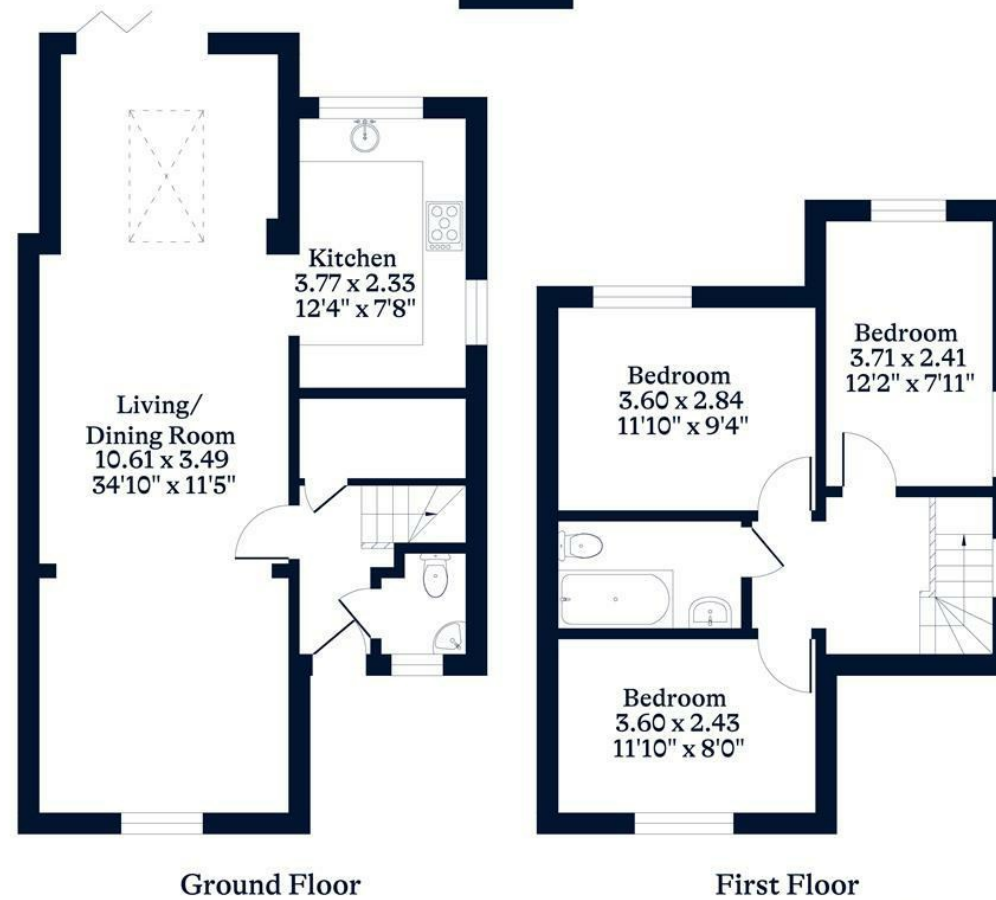




APPROXIMATE FLOOR AREA
House - 94.98 sq m - 1022 sq ft
(Gross Internal Area)



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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