

TH



Sidbury Close, Sunningdale
Guide Price £965,000

OSBORNE HEATH



Downstairs there is a living room, dining room, kitchen with a breakfast bar, family room, study, downstairs WC and internal access to the garage which has a utility area.

Upstairs there are four bedrooms, an en suite to the principal bedroom, and a family bathroom.

Outside there is driveway parking and side access to a secluded rear garden.

Sidbury Close is a small cul-de-sac opposite Holy Trinity Primary School. Other nearby schools include Charters, The Marist, St Francis and St Michaels. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale runs trains to London and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

Sidbury Close

Suningdale

- Four Bedrooms
- Four Receptions
- Two Bathrooms
- Study
- Driveway
- Garage
- Detached
- Cul-De-Sac
- Charters Catchment

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

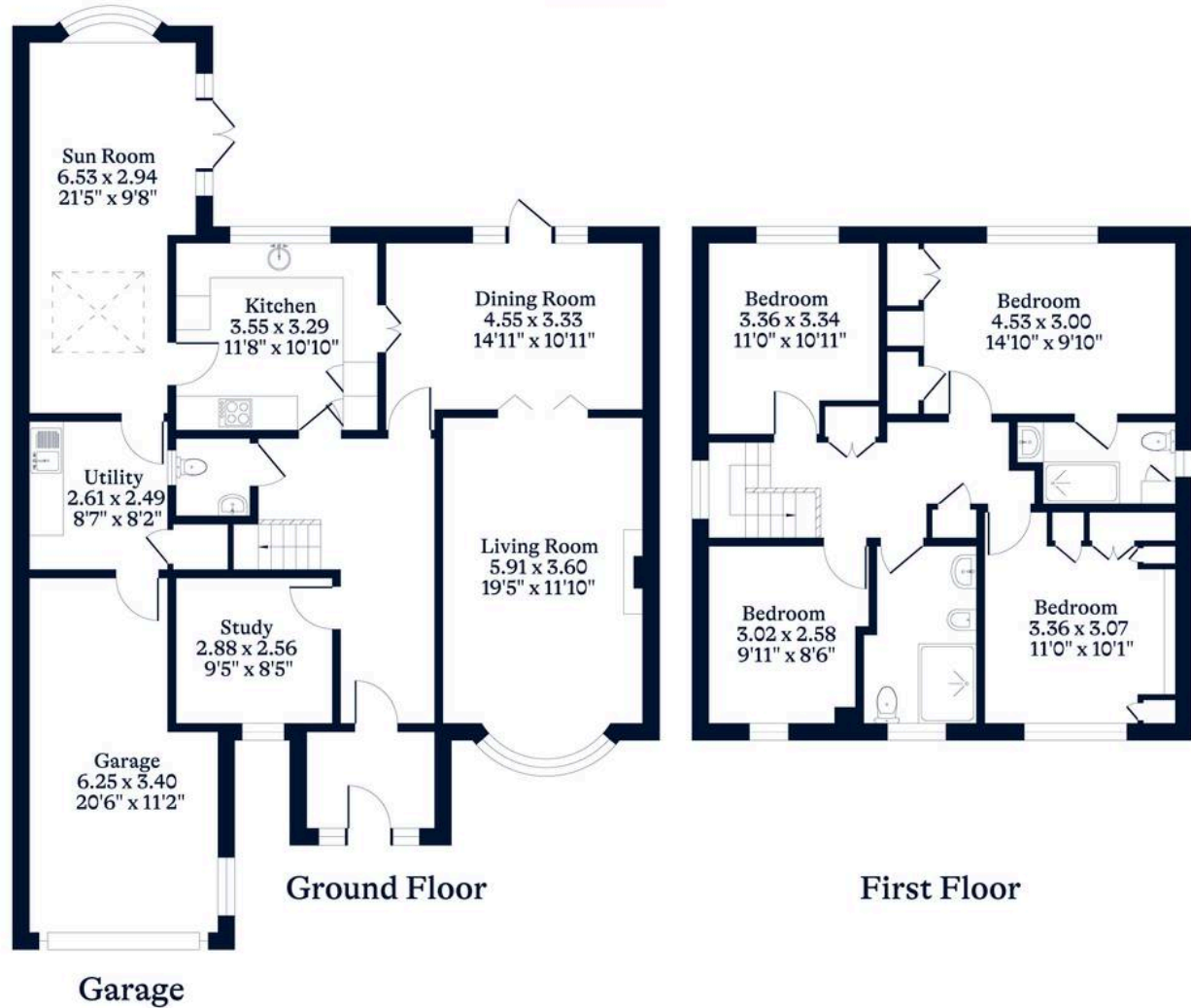
EPC Environmental Impact Rating: D



APPROXIMATE FLOOR AREA
House - 169.98 sq m - 1830 sq ft
Garage - 18.35 sq m - 198 sq ft
Total - 188.33 sq m - 2028 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



OSBORNEHEATH.CO.UK

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.