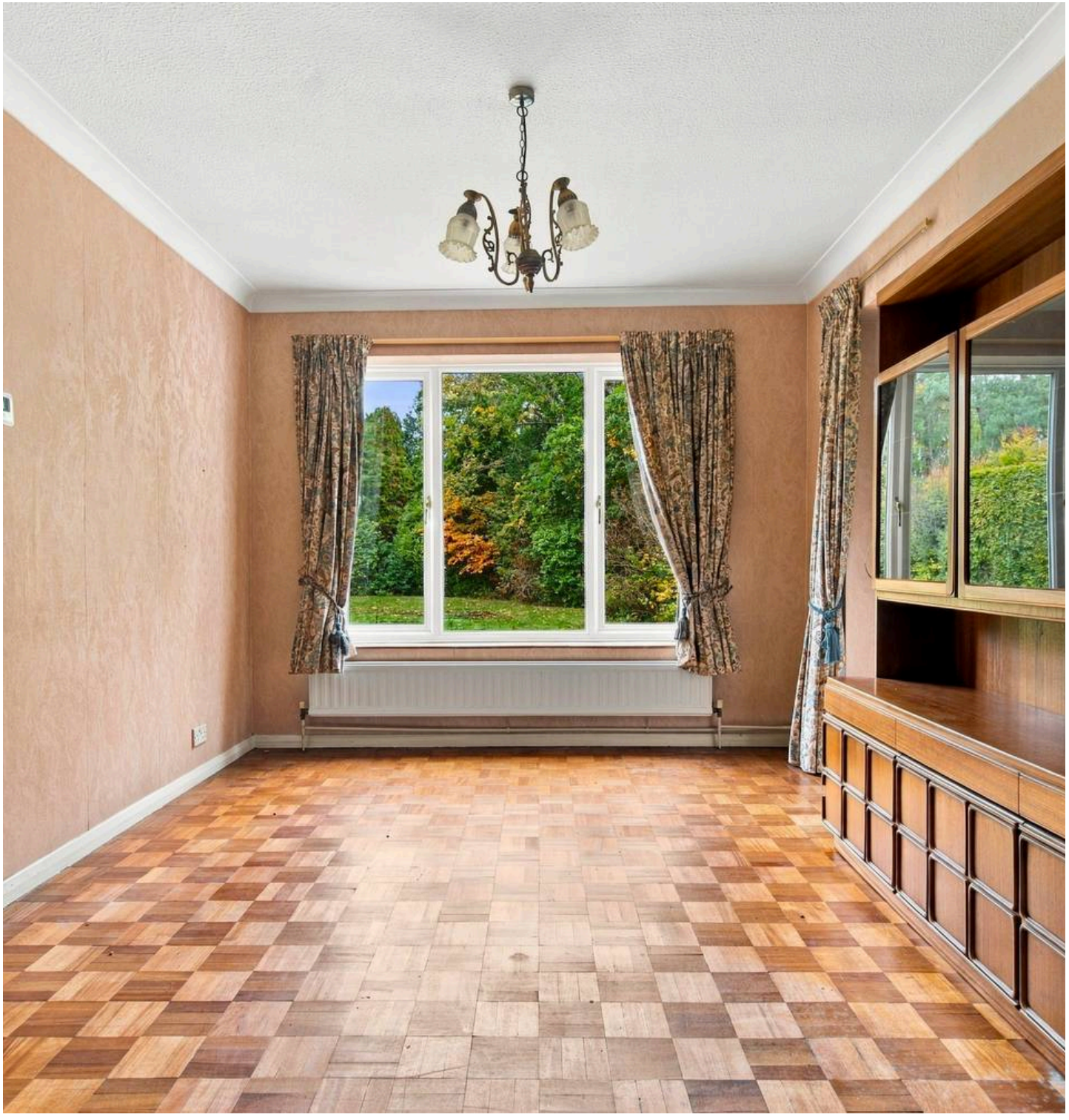


Hamilton Drive, Sunningdale

Guide Price **£1,250,000**

OSBORNE HEATH



On the ground floor is a living room, conservatory, dining room, study, kitchen with a breakfast bar, utility room, internal access to the double garage and a downstairs bathroom.

The first floor has a principal bedroom with built-in wardrobes, three further bedrooms and a family bathroom.

Outside there is driveway parking, a double garage and side access to a large rear garden.

Hamilton Drive is a small cul-de-sac off Sunning Avenue. Nearby schools include Bishopsgate, Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale runs trains to London Waterloo and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

Hamilton Drive

Ascot

- Four Bedrooms
- Four Receptions
- Two Bathrooms
- Detached
- Driveway
- Double Garage
- Large Plot
- Potential To Extend STP
- Close To Sunningdale Train Station
- Charters Catchment
- Cul-De-Sac

Council Tax band: G

Tenure: Freehold

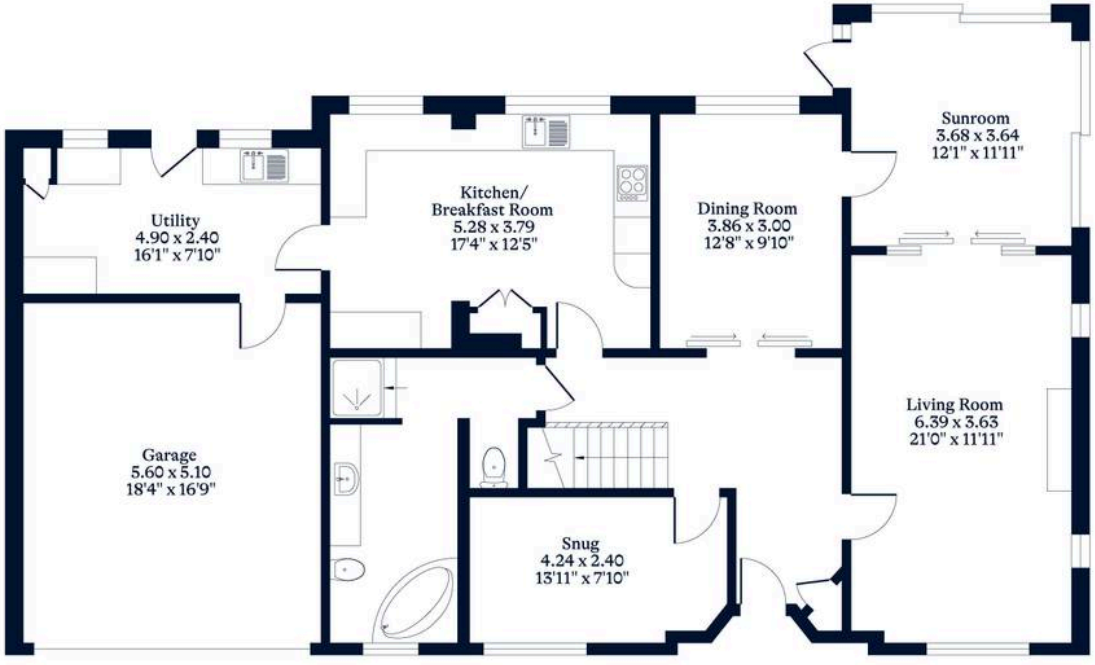




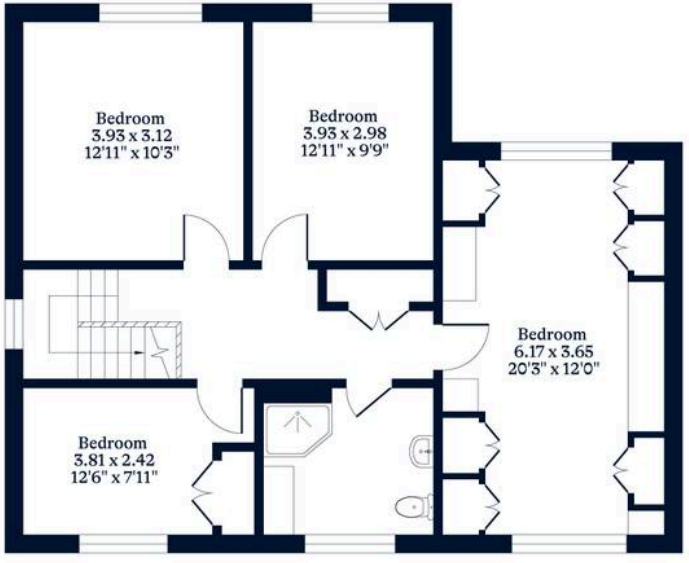


APPROXIMATE FLOOR AREA
House - 203.24 sq m - 2187 sq ft
Garage - 27.44 sq m - 295 sq ft
Total - 230.68 sq m - 2482 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



Ground Floor



First Floor

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.

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