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Beech Hill Road, *Sunningdale*

OSBORNE HEATH

An extended two double bedroom semi-detached character property close to Sunningdale train station.

The ground floor has a living room which is located to the front of the property and a dining room leading onto the modern kitchen with breakfast bar.

The first floor has two double bedrooms. The principal bedroom has a dressing room with views onto the garden which could also be used as a study.

Outside there is a south west facing rear garden and an outbuilding with space for a home office and shed storage.

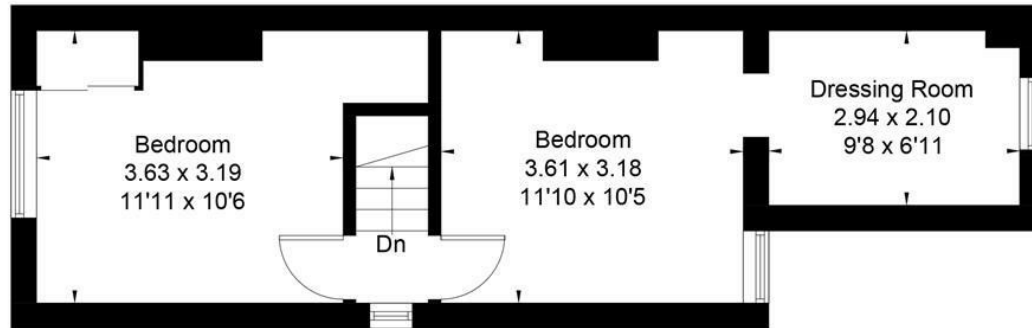
Beech Hill Road is in Sunningdale close to Charters School, Holy Trinity Primary School and The Marist. The closest station is Sunningdale where trains run to London Waterloo and Reading. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band D.

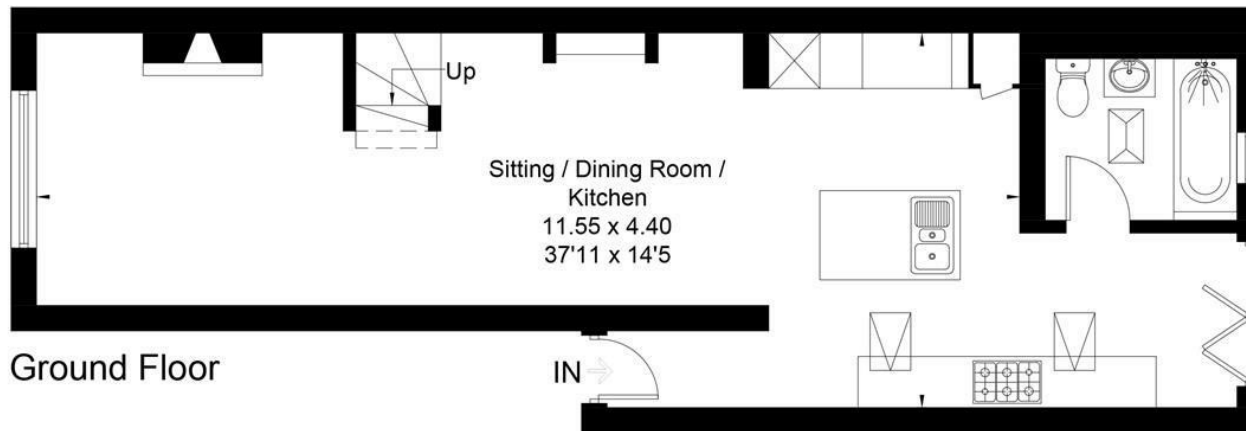




Approximate Area = 87.2 sq m / 939 sq ft
 Office = 6.2 sq m / 67 sq ft
 Total = 93.4 sq m / 1006 sq ft (Excluding Shed)
 Including Limited Use Area (0.7 sq m / 7 sq ft)

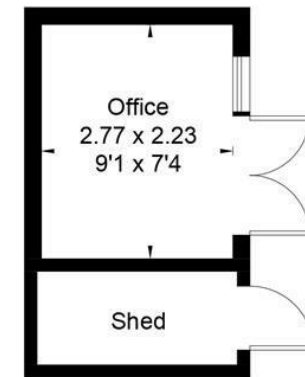


First Floor



Ground Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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