

THO



Grant Walk, Sunningdale  
£1,750,000

OSBORNE HEATH



On the ground floor is a living room, dining room, kitchen with breakfast area, family room currently a games room, study, utility room, internal access to the double garage and a downstairs WC.

The first floor has a principal bedroom with a large four piece en suite, two double bedrooms with en suites and built-in wardrobes, three further bedrooms and a family bathroom.

Outside the property has a driveway with space for multiple vehicles, double garage and side access to the rear garden.

Grant Walk is a small development close to the centre of Sunningdale, Waitrose and Sunningdale Station where trains run to London and Reading. Nearby schools include Charters, Coworth Flexlands, Holy Trinity, 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. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

# Grant Walk

## Sunningdale

- Six Bedrooms
- Four Bathrooms
- Four Receptions
- Detached
- Driveway
- Double Garage
- Cul-De-Sac
- Corner Plot
- Close to Sunningdale Station
- Charters Catchment

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



**APPROXIMATE FLOOR AREA**

House - 314.20 sq m - 3382 sq ft  
Garage - 30.80 sq m - 331 sq ft  
Total - 345.00 sq m - 3713 sq ft  
(Gross Internal Area)



**NOT TO SCALE**

This plan is for illustration purposes only



Garage

Ground Floor



First Floor

[OSBORNEHEATH.CO.UK](http://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.