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# Upper Village Road, *Sunninghill*

OSBORNE HEATH

# **Coming Soon** An extended and refurbished two bedroom cottage within walking distance of Sunninghill village.

On the ground floor there is a living room, dining room, modern family bathroom, and a modern kitchen with doors leading out to the garden.

The first floor has two double bedrooms.

Outside the property has enclosed landscaped garden.

The property has scope to be personalised prior to completion for an early buyer. Please note that all internal photographs are CGI images and a representation of the finished project.

Upper Village Road is in the heart of Sunninghill village. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and St Michaels. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating TBC. Council Tax Band D

**APPROXIMATE FLOOR AREA**
House - 76.05 sq m - 819 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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