

O|H



Bowden Road
Sunninghill

£750,000

OSBORNE HEATH



The ground floor has an entrance hall, living room with feature fireplace, kitchen with dining area, double bedroom with en suite shower room for flexible living, and a guest WC.

Upstairs there are two further bedrooms and a bathroom. Other houses on the road have extended over two floors, and this house has potential to do that, subject to planning permission.

Outside there is a long driveway, garage and a south facing garden.

Bowden Road is in the centre of Sunninghill village. Nearby schools include Charters, Holy Trinity, St Francis, St Michael's and The Marist. The village has a number of local high street businesses plus great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

Bowden Road

Sunninghill

- Three Bedrooms
- Two Bathrooms
- Downstairs Bedroom
- Downstairs WC
- Character
- Driveway
- Garage
- South Facing Garden
- Village Centre
- No Onward Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



APPROXIMATE FLOOR AREA

House - 92.30 sq m - 993 sq ft
Garage - 13.60 sq m - 146 sq ft
Total - 105.90 sq m - 1139 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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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.