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St James Gate, *Sunningdale*

OSBORNE HEATH

A four bedroom, three bathroom family home in a gated development close to Sunningdale's shops and station.

The ground floor consists of a spacious kitchen with dining area, conservatory and doors leading out to a private garden. There is also a downstairs WC, utility room and internal access to the garage.

On the first floor there is a large living room with French doors out to a balcony. There are also two bedrooms, one of which could be used as a study, and a family bathroom.

On the second floor there are two double bedrooms with en suite shower rooms and built-in wardrobes.

Outside the property has a driveway and rear garden.

St James Gate is on Charters Road, very close to Sunningdale station, the centre of Sunningdale and Sunningdale Golf Club. Other local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Sunningdale runs trains to London and Reading. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band G. Tenancy Length 12-36 Months. Deposit £4,326. Holding Deposit £865.





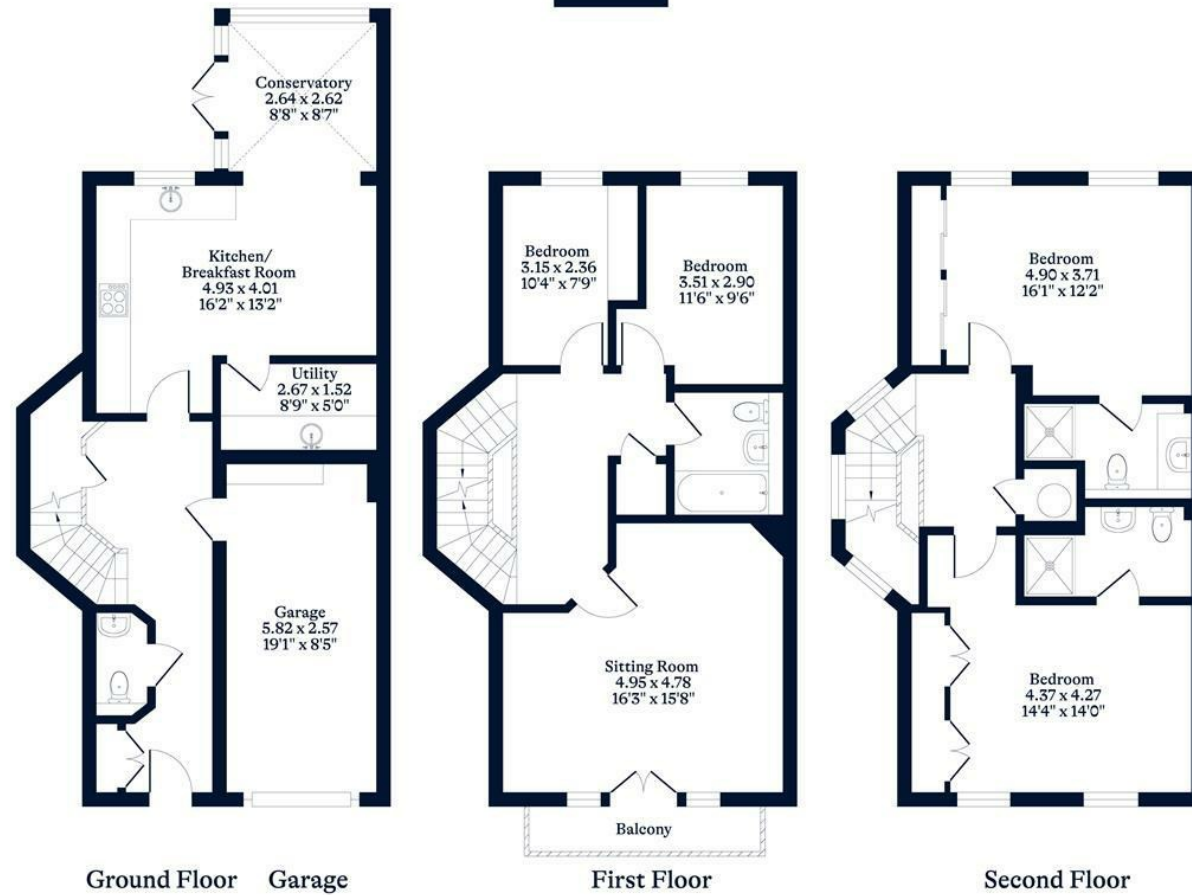
APPROXIMATE FLOOR AREA

House - 159.15 sq m - 1713 sq ft
Garage - 17.25 sq m - 186 sq ft
Total - 176.40 sq m - 1899 sq ft
(Gross Internal Area)

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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.

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