

IOH



Sunbury Road, Eton
Guide Price £750,000

OSBORNE HEATH



The ground floor has a formal living room with fireplace, snug and a modern kitchen with feature island, skylight, built-in speakers, underfloor heating, dining space and bi-folding doors out to the garden.

The first floor is wider than other houses on the road and has been extended to accommodate two double bedrooms with built-in wardrobes, an en suite bathroom and a family shower room.

The top floor has been converted to a study and double bedroom with a view of Windsor Castle.

Outside there is a west facing courtyard garden with artificial grass that has previously had side access which could potentially be re-installed. To the front of the house there is permit parking on the road, and the current owner leases a garage at the end of the cul-de-sac.

Sunbury Road is a small cul-de-sac in-between High Street and the River Thames. The house is also within a short walk of Eton College, Windsor and Eton Riverside Station, Windsor Castle and local shops and restaurants. Eton is also convenient for the M4, M25 and Heathrow Airport. The area also has a good selection of state, private and international schools.

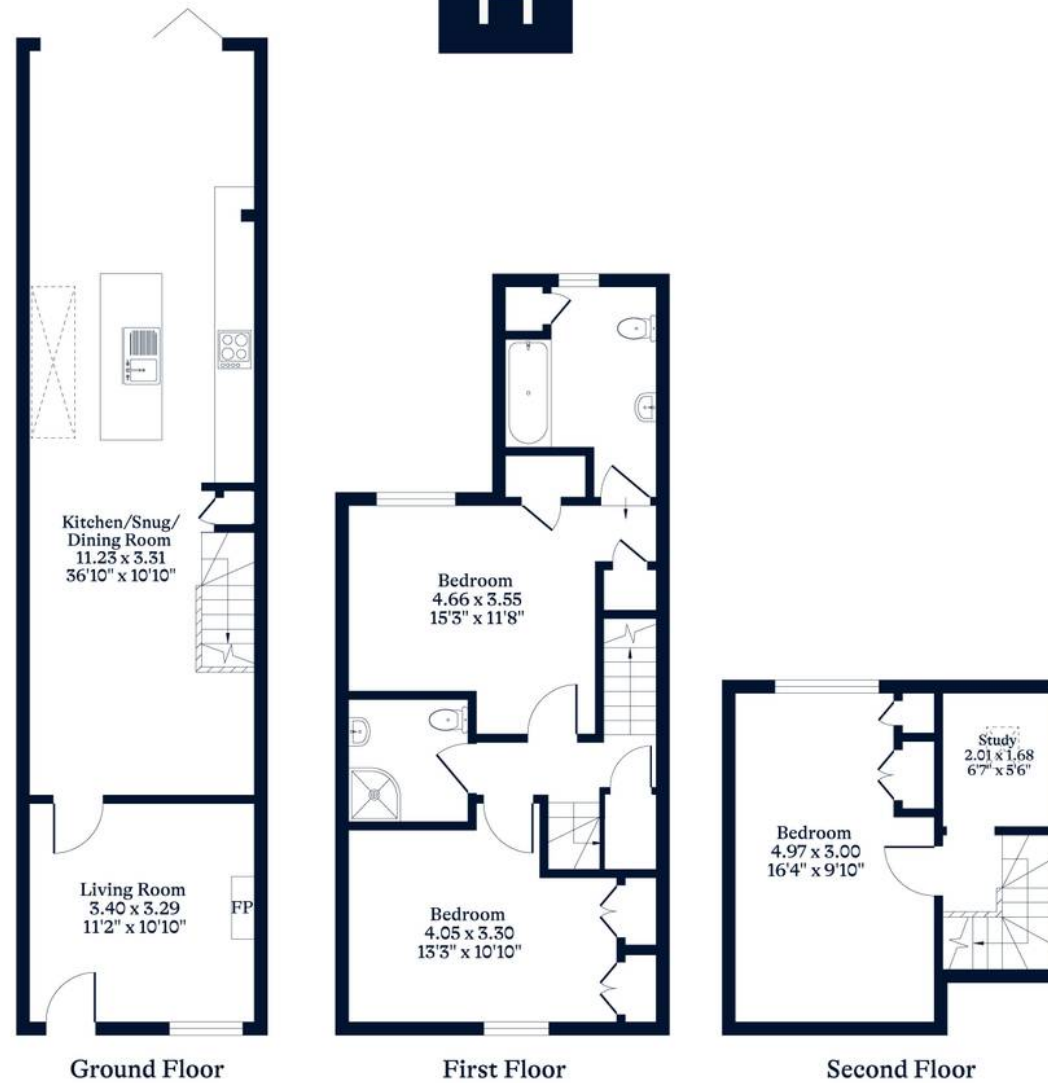




APPROXIMATE FLOOR AREA
House - 116.00 sq m - 1250 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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.



Sunbury Road

Eton

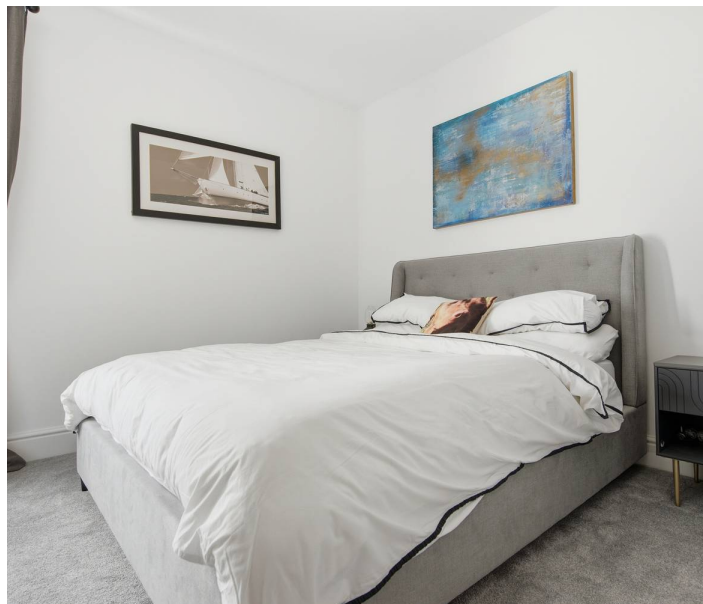
- Three Double Bedrooms
- Two Bathrooms
- Modern Kitchen
- Study
- Character Home
- West Facing Garden
- Cul-De-Sac
- Town Centre Location
- Short Walk To Shops
- Close To Train Station

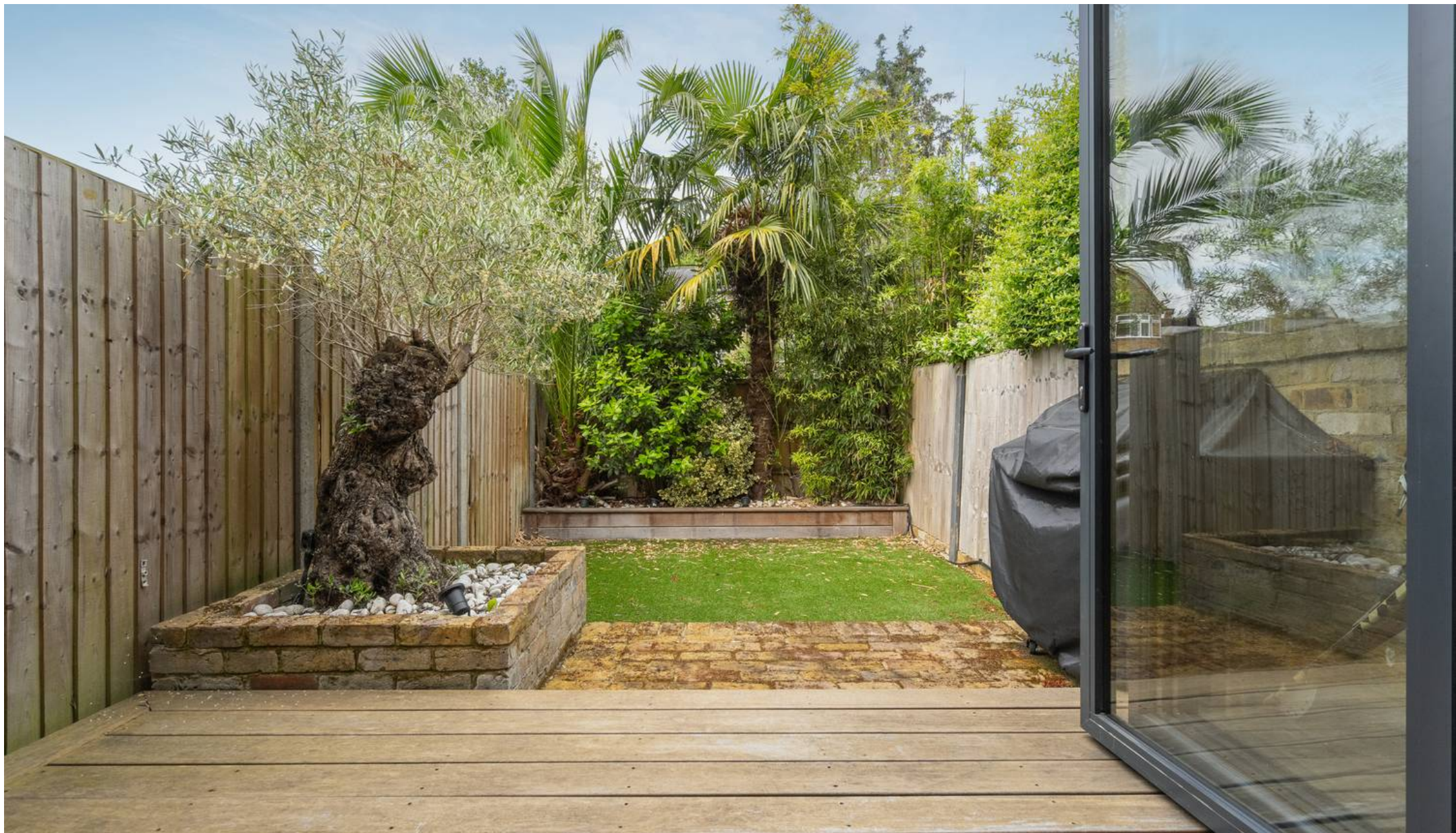
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Osborne Heath, Windsor

16 St. Leonards Road, Windsor - SL4 3BU

01753 900995 • windsorsales@osborneheath.co.uk • osborneheath.co.uk