



Bowden Road, Sunninghill

OSBORNE HEATH



On the ground floor is a living room, dining room and a modern kitchen, utility room and a downstairs WC.

The first floor has a large principal bedroom with built-in wardrobes, modern family bathroom and a further bedroom. There is also a space on the landing which can make a study area.

Outside is side access to the rear garden, to the bottom of the garden is a studio with power and wifi.

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 and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

Bowden Road

Sunninghill

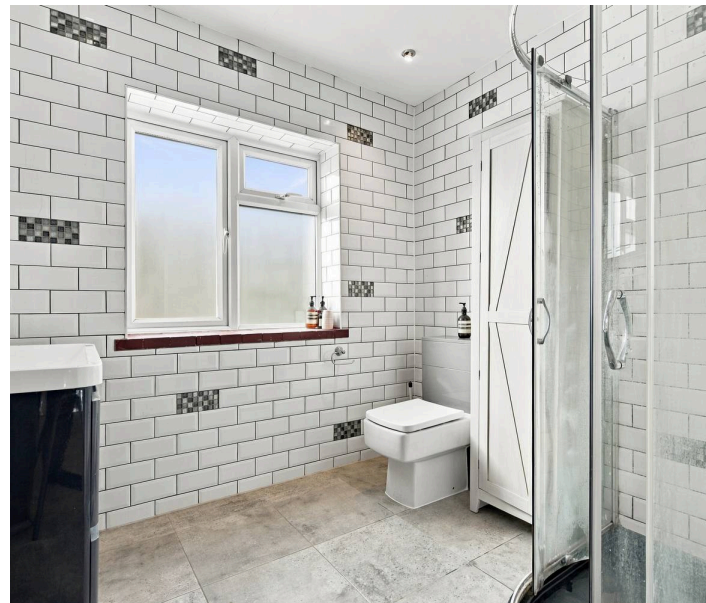
- Two Double Bedrooms
- Two Receptions
- Modern Kitchen
- Downstairs WC
- Character
- Semi-Detached
- Studio
- Cul-De-Sac
- Walking Distance To Village
- Potential To Extend STP

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



APPROXIMATE FLOOR AREA

House - 95.98 sq m - 1033 sq ft
Outbuilding - 14.76 sq m - 159 sq ft
Total - 110.74 sq m - 1192 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.