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Beech Hill Road, *Sunningdale*

OSBORNE HEATH

A fully refurbished and beautifully presented three double bedroom semi-detached character house with driveway parking, a south facing garden and no onward chain.

The ground floor has underfloor heating throughout and consists of a living area with sliding doors out to the south facing garden, dining space, fully integrated kitchen, study, and a downstairs WC.

On the first floor there are two double bedrooms with a feature light-well in the main bedroom, and a family bathroom with separate walk-in shower. The top floor has a third double bedroom.

The property has been refurbished by the current owners to include CAT 6 wiring and wiring for Sonos speakers.

Beech Hill Road is in Sunningdale close to Charters School, Holy Trinity Primary School and The Marist. The closest station is Sunningdale where trains run to London Waterloo and Reading. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. Sunningdale is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating F. Council Tax band E.





APPROXIMATE FLOOR AREA
House - 105.80 sq m - 1138 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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