Exchange Road, Sunninghill

Guide Price £725,000

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On the ground floor there is a modern kitchen with central island, which also doubles up as a breakfast bar, and a formal dining area. There is also a living room with feature wood-burner, utility room and a shower room.

On the first floor is the principal bedroom with an en suite bathroom and balcony, two further bedrooms and a shower room.

Outside the property has driveway parking and a front lawned garden.

Exchange Road is a small cul-de-sac in Sunninghill village. Nearby schools include Charters, 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, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

Exchange Road

Sunninghill

- Three Bedrooms
- Three Bathrooms
- Modern Kitchen
- Utility Room
- Driveway
- Cul-De-Sac
- Charters Catchment Area

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

APPROXIMATE FLOOR AREA
House - 105.30 sq m - 1133 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only

Ground Floor First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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