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**Beech Hill Road**  
Sunningdale

Guide Price **£550,000**

**OSBORNE HEATH**



Downstairs there is an entrance hall, living room with feature fireplace, dining room, kitchen, utility room, bathroom and a conservatory leading out to the garden.

Upstairs there are four bedrooms, one of which features a balcony and spiral stairs leading down to the garden, and a bathroom.

Outside there is a south facing rear garden with patio and lawn.

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 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.

# Beech Hill Road

Sunningdale

- Three/Four Bedrooms
- Two Receptions
- Two Bathrooms
- Utility Room
- Character
- South Facing Garden
- Charters Catchment
- Close To Station
- No Onward Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



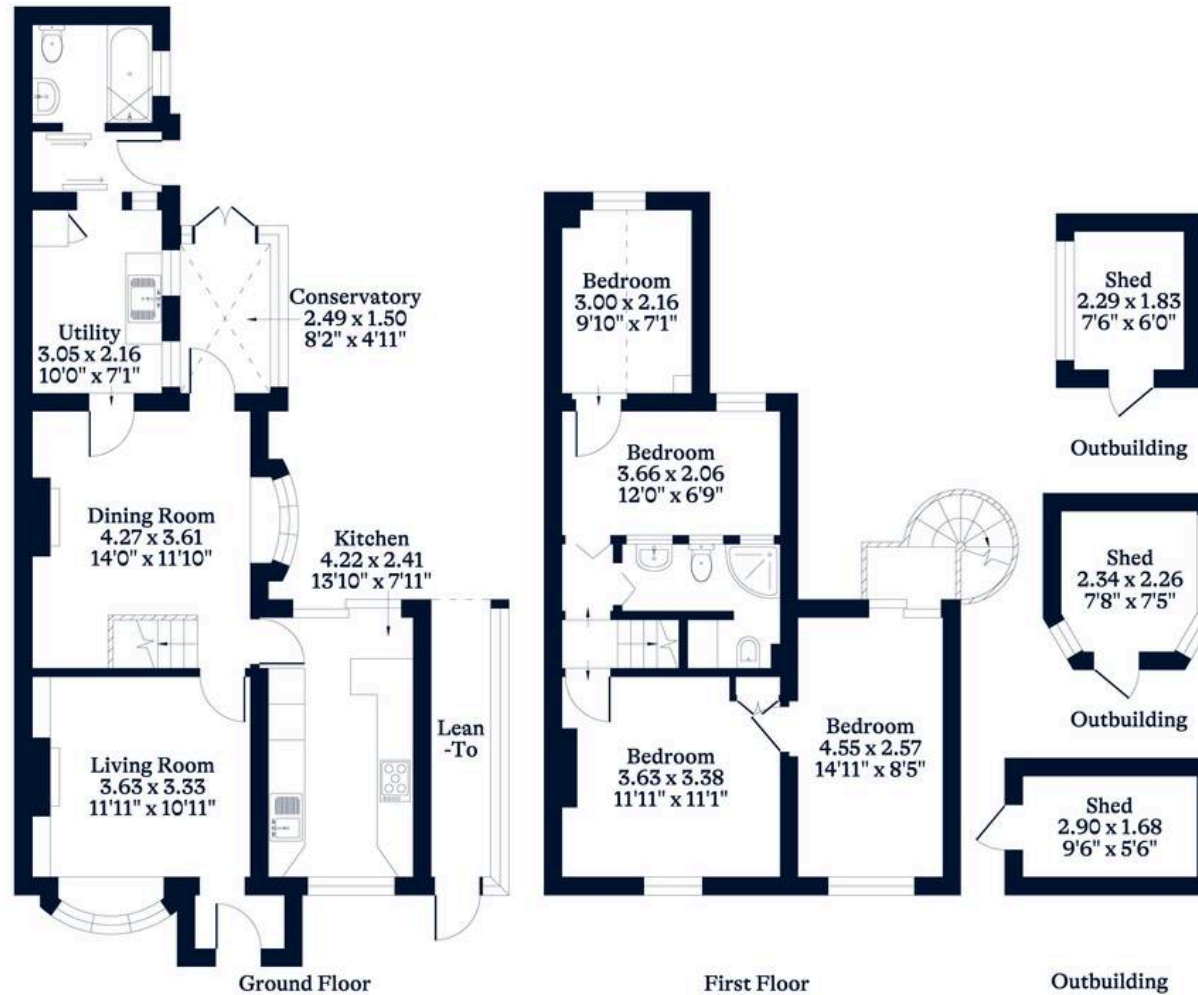


**APPROXIMATE FLOOR AREA**

House - 108.87 sq m - 1172 sq ft  
Outbuildings - 14.00 sq m - 151sq ft  
Total - 122.87 sq m - 1323 sq ft  
(Gross Internal Area)

**NOT TO SCALE**

This plan is for illustration purposes only



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.