

 3  3  2



Spring Gardens, *Ascot*

OSBORNE HEATH

A three double bedroom, two bathroom character property within walking distance of Ascot train station and high street.

On the ground floor is the snug which can be a study, modern kitchen with dining area, and a living room with a log burning stove.

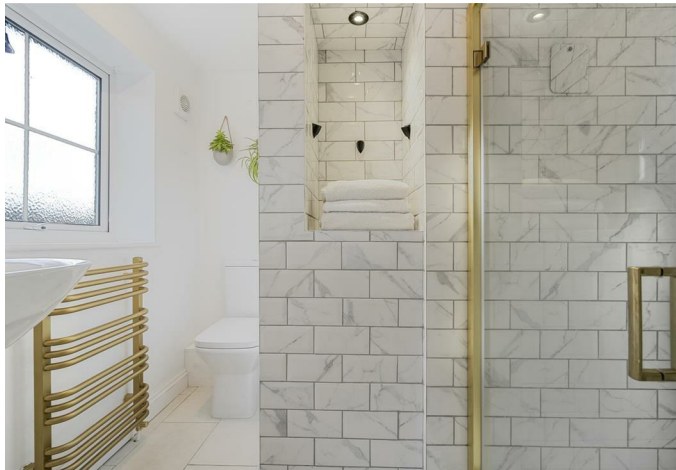
The first floor has the principal bedroom with built-in wardrobes and a modern en suite, two further double bedrooms and a family bathroom.

Outside the property has a garden with an studio that has power and works well as a gym or study.

Spring Gardens is a small road close to Ascot train station where services run to London, Reading and Guildford. The local primary schools are South Ascot Village and St. Francis and the house is within Charters catchment area. Nearby places of interest include Ascot Racecourse, Coworth Park, Legoland, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band D.





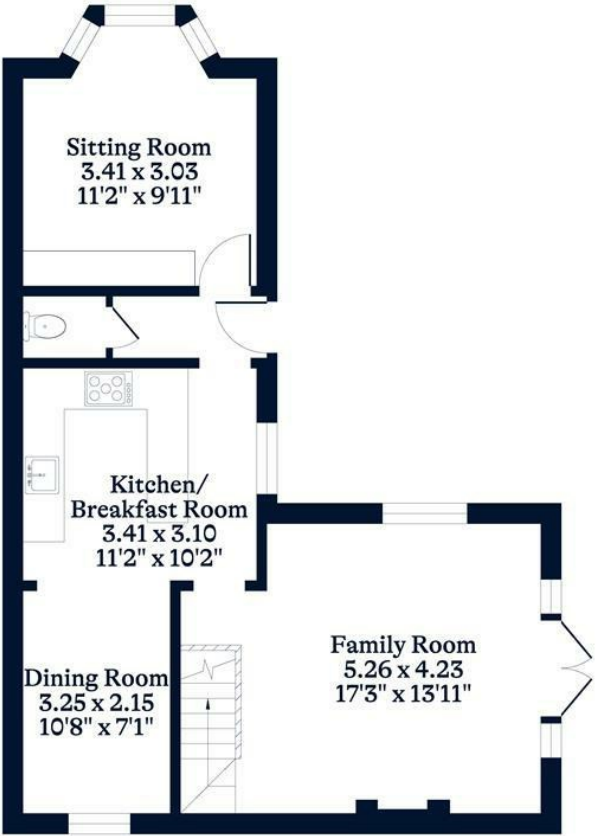


APPROXIMATE FLOOR AREA

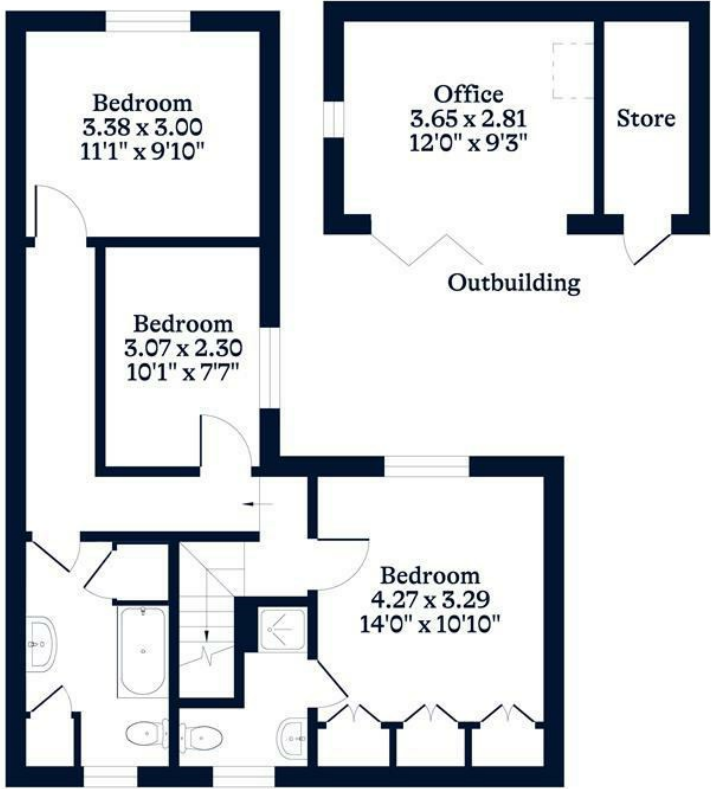
House - 107.30 sq m - 1155 sq ft
Outbuilding - 14.30 sq m - 154 sq ft
Total - 121.60 sq m - 1309 sq ft
(Gross Internal Area)

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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