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Hermitage Drive, Ascot

OSBORNE HEATH

A four double bedroom, two bathroom detached family home with a driveway and double garage in a quiet cul-de-sac close to Ascot Racecourse.

On the ground floor there is a formal living room with a log burning stove, kitchen with a dining area, study, utility room and a downstairs WC.

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

Outside the property has a driveway, double garage and side access leading to a patio and wrap around lawned garden.

Hermitage Drive is a small cul-de-sac close to Ascot Racecourse. Other local places of interest include The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Charters, Cheapside, Heathfield, Lambrook, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band G.



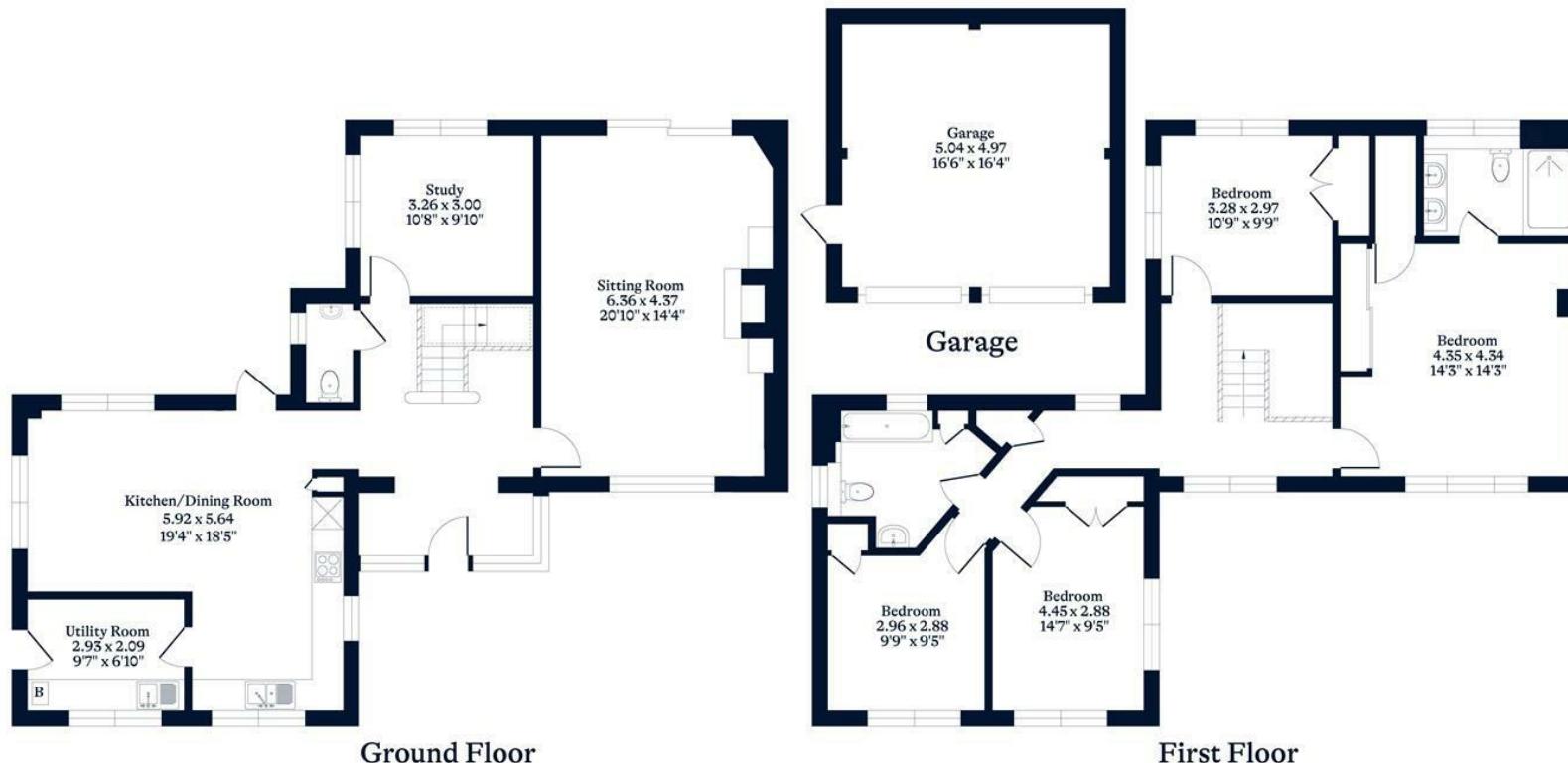


**APPROXIMATE FLOOR AREA**

House - 174.00 sq m - 1873 sq ft
Garage - 25.00 sq m - 269 sq ft
Total - 199.00 sq m - 2142 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only

**OSBORNEHEATH.CO.UK**

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.

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