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Victoria Road, *Ascot*

OSBORNE HEATH

A three bedroom Victorian family home in a sought-after location in South Ascot with parking and garage, within walking distance to Ascot High Street, the racecourse and local schools.

The home has been recently refurbished and now provides excellent versatile family living with plenty of natural light.

The accommodation is set over two floors, the ground floor comprises a porch entrance, sitting room, open plan kitchen/living/dining room with fully integrated kitchen, Bosch appliances and underfloor heating and w/c. The kitchen has bi-fold doors that open to the patio and garden.

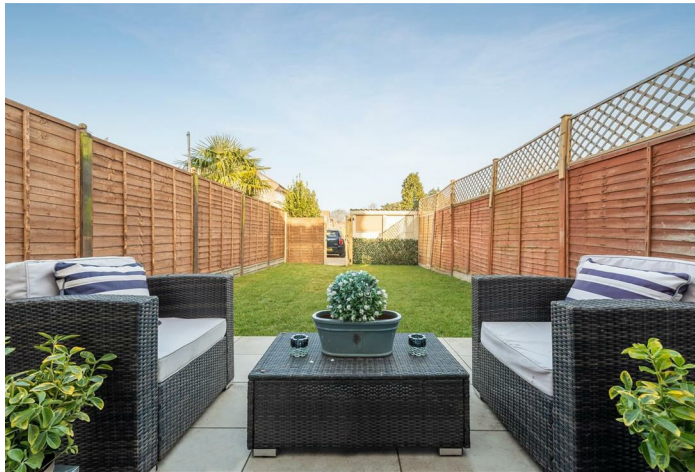
The first floor features a principal bedroom, high specification family bathroom, a second character double bedroom and a third bedroom with a rear view.

Outside, the garden comprises a newly laid patio and lawn which can be accessed from both the kitchen and side gate entrance. There is parking for one car and a garage.

Victoria Road is in South Ascot Village close to Ascot Train Station and within walking distance to Ascot High Street which provides comprehensive day to day facilities including coffee shops, a variety of eateries and local supermarkets. Services from the train station run to London Waterloo, Reading and Guildford. The local primary schools are South Ascot Village and St. Francis and the house is within Charters catchment area as well as being close to Lambrook & Papplewick school. 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: E. Council Tax Band: E





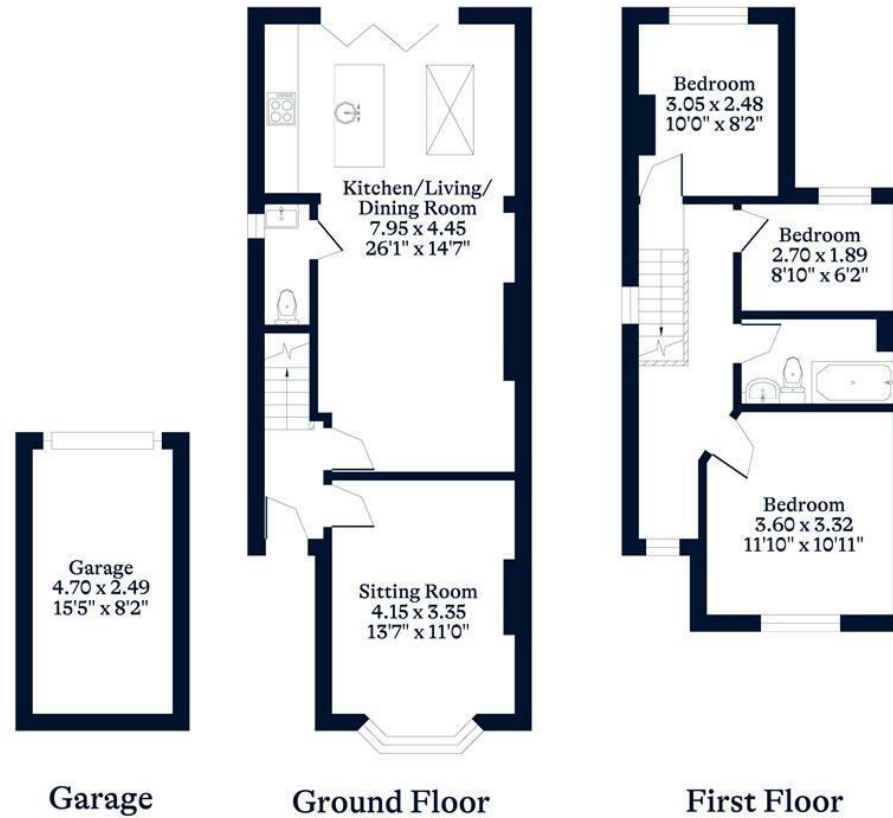
APPROXIMATE FLOOR AREA

House - 90.75 sq m - 977 sq ft
Garage - 11.70 sq m - 126 sq ft
Total - 102.45 sq m - 1103 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.

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