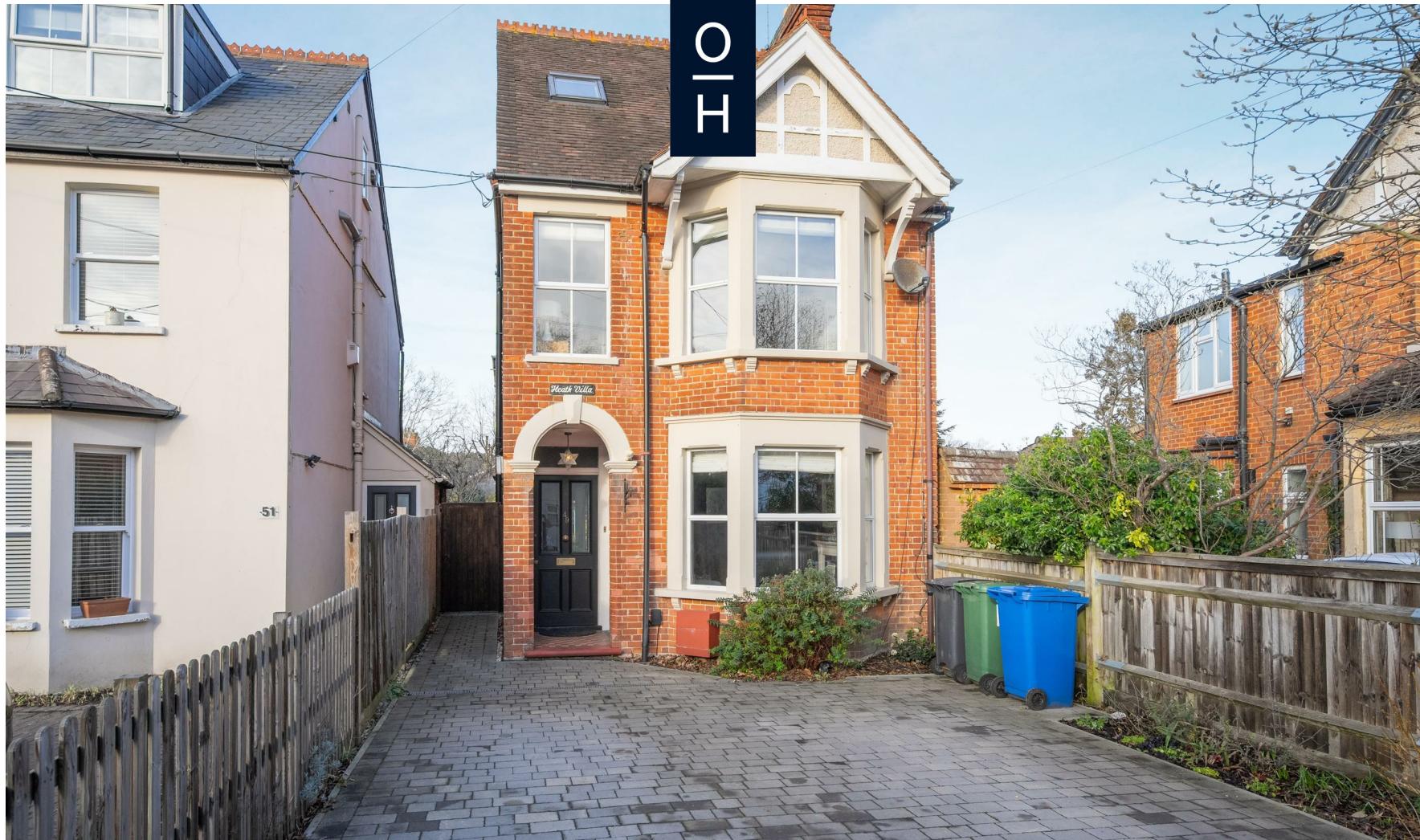




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Victoria Road, Ascot

OSBORNE HEATH

# A rarely available modern four bedroom, two bathroom detached Victorian family home within walking distance of the train station, with a driveway, large garden and garden studio.

On the ground floor is a formal living room, kitchen with central island plus living and dining areas, large utility room and a downstairs WC.

Upstairs is the principal bedroom with built-in wardrobes, guests double bedroom and a modern family bathroom.

The second floor has two bedrooms and a shower room.

Outside is a driveway and side access to the large garden. Towards the back of the garden is a garden office which has underfloor heating, power and wifi with a side storage space.

Victoria Road is in South Ascot village 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 B. Council Tax band G.





**APPROXIMATE FLOOR AREA**

House - 161.77 sq m - 1741 sq ft  
Outbuilding - 14.63 sq m - 157 sq ft  
Total - 176.40 sq m - 1898 sq ft  
(Gross Internal Area)

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**NOT TO SCALE**  
This plan is for illustration purposes only



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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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