

 3  2  1



# New Road, *Ascot*

OSBORNE HEATH

# An extended three bedroom family house with driveway parking.

Downstairs is a bay fronted living room with original fireplace, modern kitchen with dining space, WC, and rear family and dining room with feature exposed brick wall, log burner, roof lantern and bi-folding doors out to the rear garden.

The first floor has two bedrooms and a bathroom, and the loft is being used as the third bedroom.

To the front of the house is driveway parking and side access to the rear garden which has patio and lawn areas.

New Road is close to Ascot Racecourse and Ascot Heath Infant & Primary School. Other nearby schools include Charters, Cheapside, Cranbourne, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Other than Ascot Racecourse other local places of interest include Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating F. Council Band E.

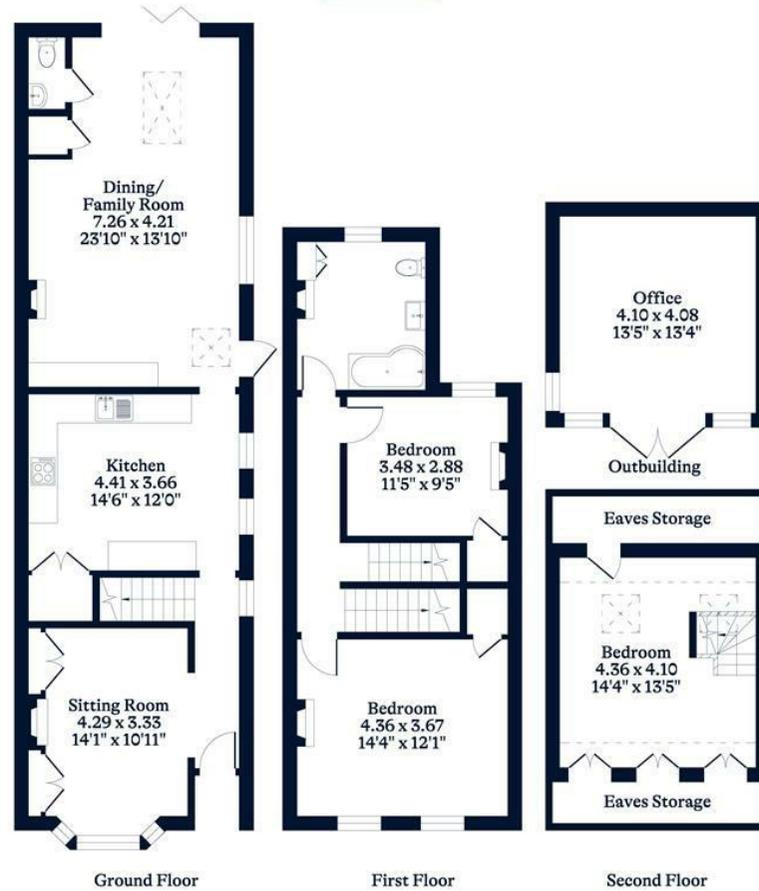




**APPROXIMATE FLOOR AREA**  
House - 135.87 sq m - 1462 sq ft  
Outbuilding - 15.53 sq m - 168 sq ft  
Total - 151.40 sq m - 1630 sq ft  
(Gross Internal Area)



**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.

[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)