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# Fernbank Road, *Ascot*

OSBORNE HEATH



# A modern four bedroom family home with a home office, a large driveway and a garage to the rear of the property.

On the ground floor there is the modern kitchen with a breakfast area, living room with doors leading to the garden and a downstairs WC.

The first floor has two double bedrooms with built-in wardrobes and a Jack and Jill bathroom. The owners currently use the front bedroom as a study/family room.

Second floor has the principal bedroom with en suite and built-in wardrobes and a further guest suite.

Outside the property has a driveway, garage and a landscaped rear garden.

Nearby schools include Ascot Heath, Charters, Heathfield, 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. Nearby points of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating C. Council Tax band F.









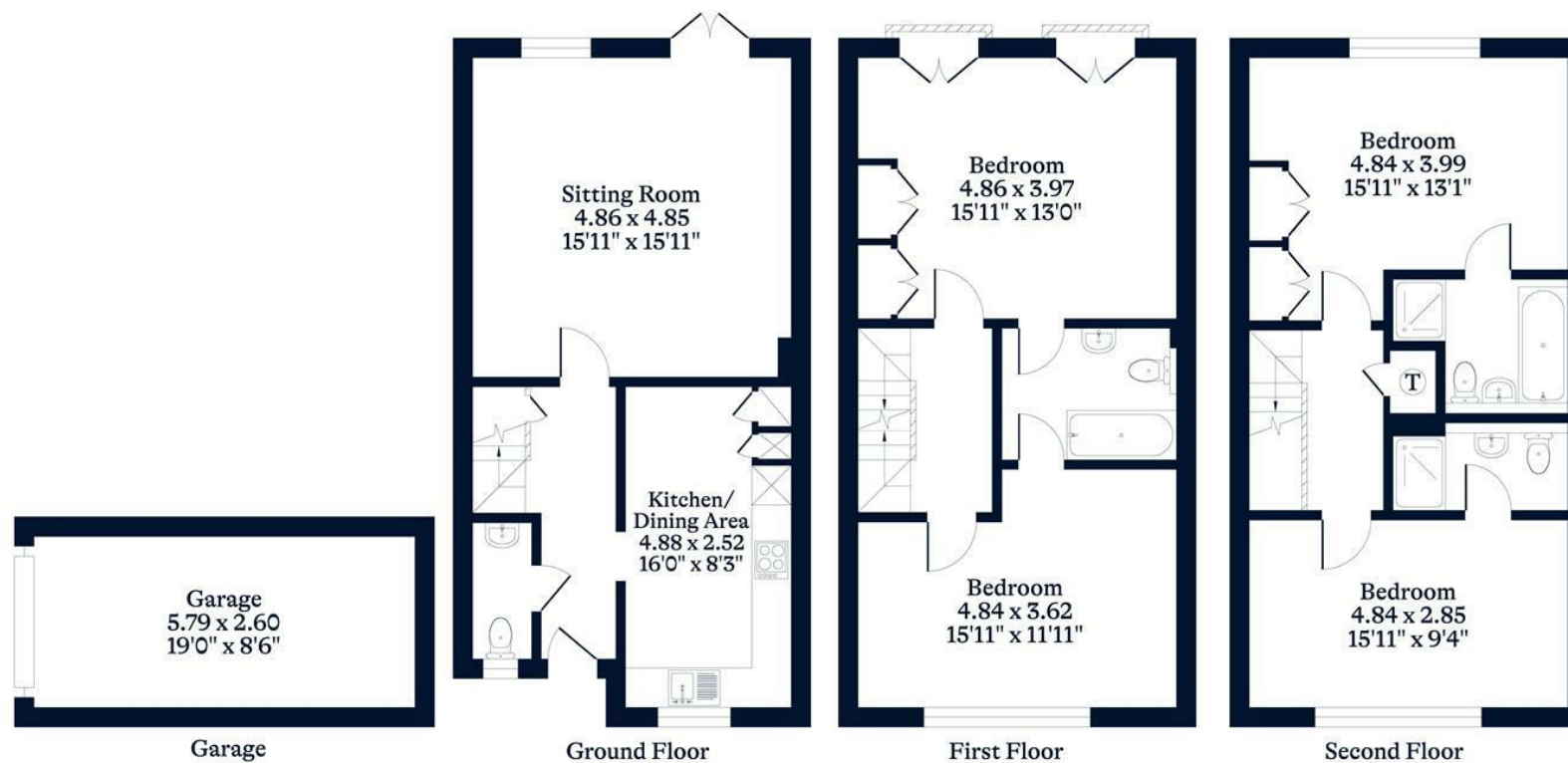
#### APPROXIMATE FLOOR AREA

House - 142.30 sq m - 1532 sq ft  
Garage - 15.05 sq m - 162 sq ft  
Total - 157.35 sq m - 1694 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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