

🛏️ 2 🪑 1 🛁 1



# Fernbank Road, *Ascot*

OSBORNE HEATH

# A two double bedroom semi-detached home with a utility room, long south facing garden and potential to extend (subject to planning permission).

On the ground floor there is a kitchen, utility room and a living room with doors leading out to the garden.

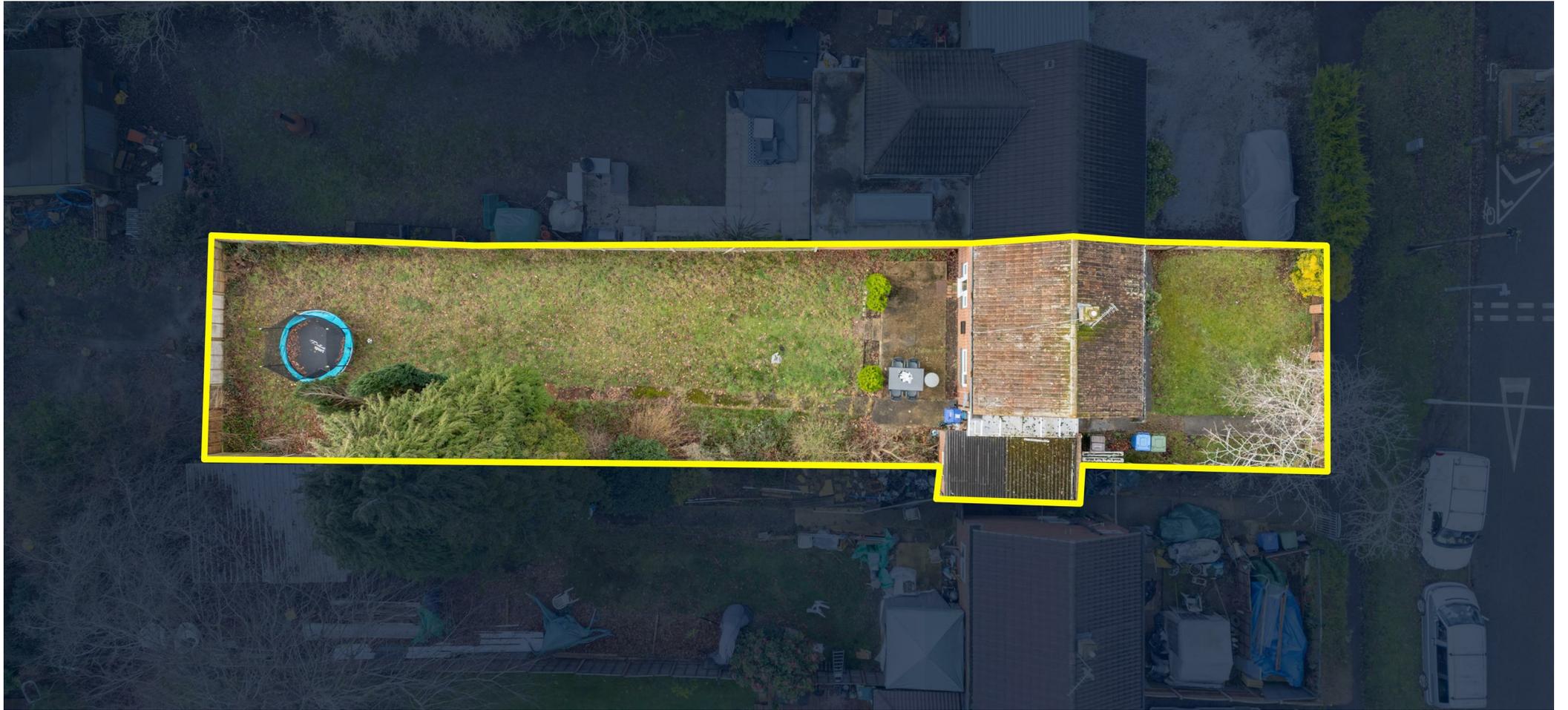
The first floor has two double bedrooms and a modern family bathroom.

Outside the property has a front garden and side access leading to a long south facing garden.

Nearby schools include Ascot Heath, Ascot Day Nursery, Charters, Cheapside 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 places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax band C.

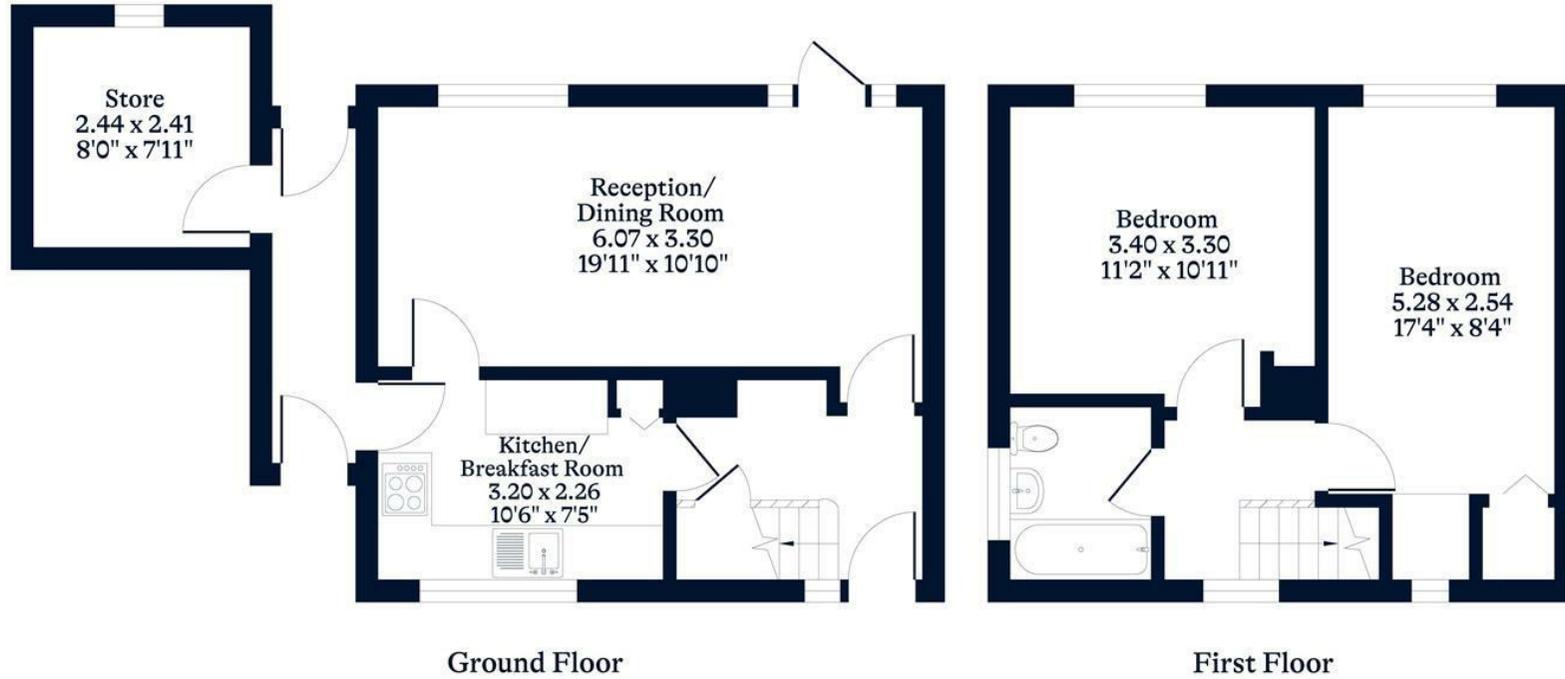




**APPROXIMATE FLOOR AREA**  
House - 74.90 sq m - 807 sq ft  
(Gross Internal Area)



**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.

©PROPERTYSHOOT