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Course Road, *Ascot*

OSBORNE HEATH

An extended and refurbished four bedroom, two bathroom home with a driveway and studio, in a small cul-de-sac off Ascot high street.

The current owners have tastefully refurbished this family home combining modern living with character period features including original cast iron radiators, ornate coving and ceiling roses, together with an original cast iron working Victorian lamp post at the rear of the property.

Downstairs there is a living room with doors out to the garden, dining room with working fireplace, modern kitchen and a shower room with utility area.

Upstairs there are four bedrooms and a modern bathroom. The fourth bedroom is off bedroom three and could be used as a nursery, dressing room or gaming room.

Outside there is driveway parking for two vehicles plus side access to the rear garden. The property has a good sized garden with a tall mature hedge along one boundary providing a good level of privacy in a sun trap garden, that also benefits from not backing onto other properties. Other features include a cast iron working victorian lamp post and garden studio with power, internet and underfloor heating.

Course Road is a quiet no-through road in an enviable central Ascot location within walking distance to the High Street and the open public space of the Racecourse. Other nearby points of interest include The Berkshire Golf Club, Coworth Park, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest station is Ascot Train Station where trains run to London, Reading and Guildford. Nearby are a number of popular schools including Ascot Heath, Charters, Cheapside and St Francis. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band E.





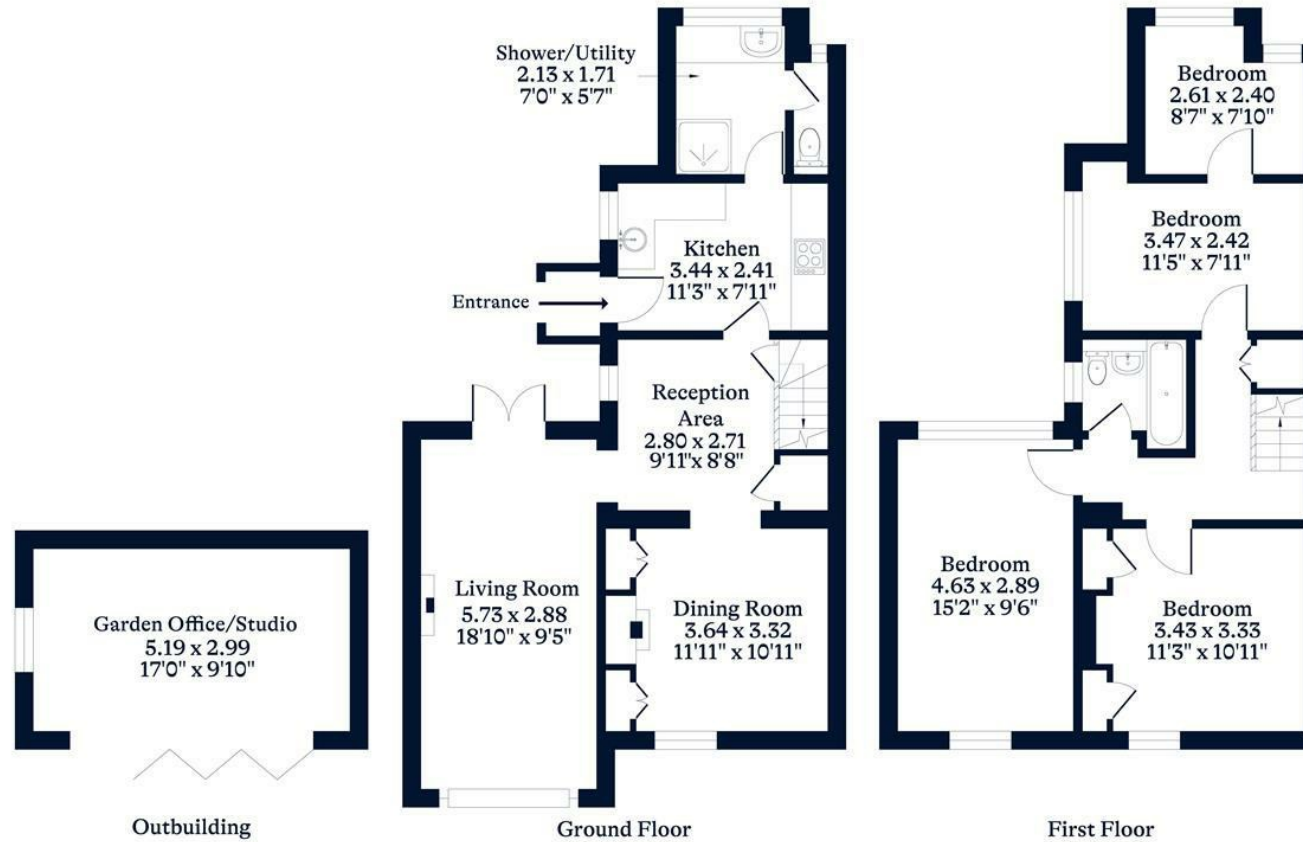
APPROXIMATE FLOOR AREA

House - 108.99 sq m - 1173 sq ft
Outbuilding - 15.51 sq m - 167 sq ft
Total - 124.50 sq m - 1340 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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