

 4  3  3



New Road, *Ascot*

OSBORNE HEATH

A four double bedroom, three bathroom detached house with nearly 3,000 sq ft of space, a driveway for several vehicles, garage and no onward chain.

Downstairs there is a full width kitchen with living and dining areas leading out to the garden, a formal living room, study, fourth bedroom with en suite shower room, utility room and a downstairs WC.

Upstairs is the principal bedroom with built-in wardrobes and an en suite, two further double bedrooms with built-in wardrobes, and a large bathroom.

Outside there is driveway parking for several vehicles, a garage and a rear garden.

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

EPC rating C. Council Tax band G.





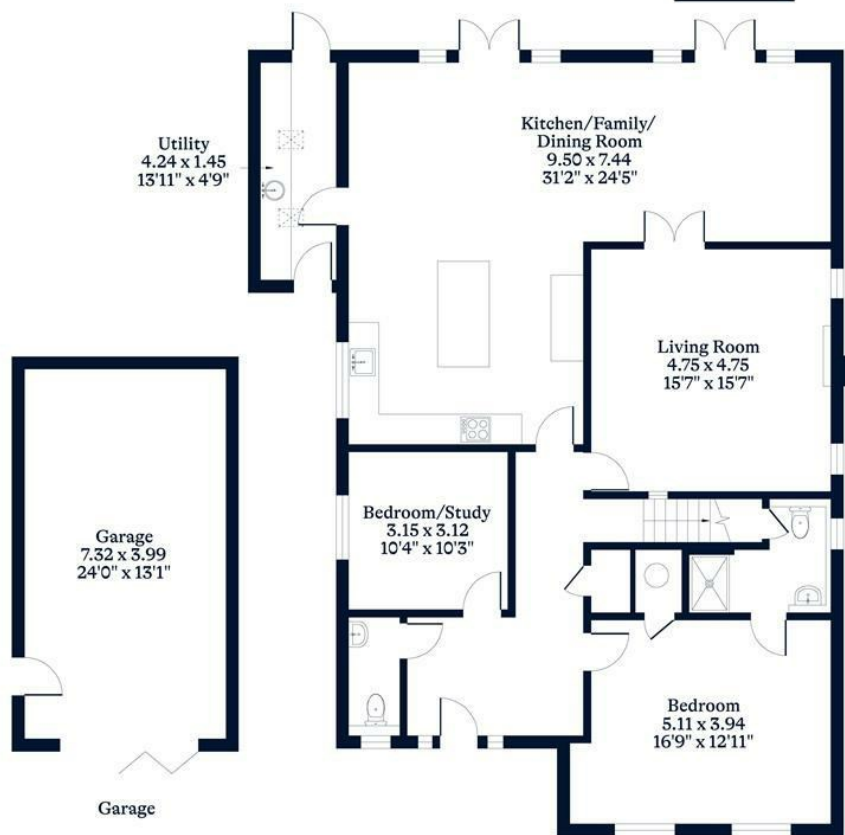
APPROXIMATE FLOOR AREA

House - 248.20 sq m - 2672 sq ft
Garage - 28.90 sq m - 312 sq ft
Total - 277.10 sq m - 2984 sq ft
(Gross Internal Area)

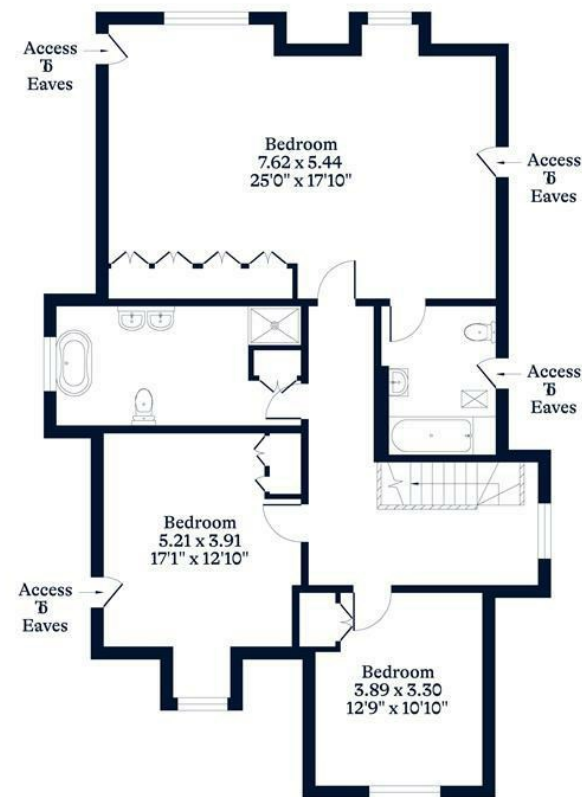
O
—
H

NOT TO SCALE

This plan is for illustration purposes only



Ground Floor



First Floor

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