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Church Road, *Ascot*

OSBORNE HEATH

A three double bedroom semi-detached family home with off-street parking within walking distance of Ascot's high street and train station.

On the ground floor there is an open-plan living and dining room with French doors opening out to the rear garden, kitchen, separate reception room which could be used as an office, study, or family room, and a downstairs WC.

On the first floor is the main bedroom with built-in wardrobes, two further double bedrooms and a modern family bathroom.

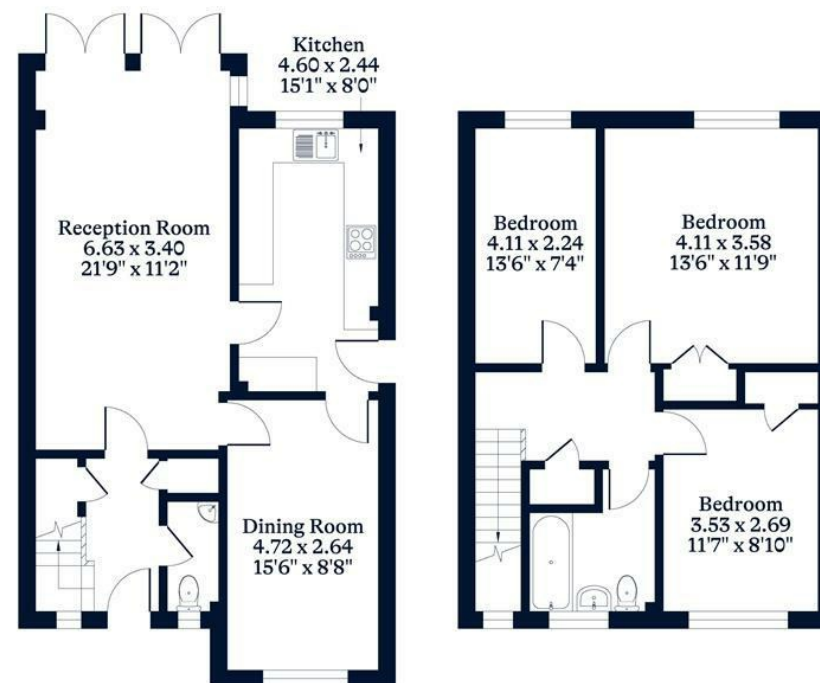
Outside is a rear west facing garden with access to allocated parking for two vehicles.

Church Road a small road in-between Lyndhurst Road and Victoria Road, just a few hundred yards from Ascot station where trains run to London Waterloo, Reading and Guildford. The house is within the Charters School catchment area and nearby primary schools include St. Francis and South Ascot Village. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club and Windsor Great Park. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band E.







Ground Floor

First Floor

Approximate Gross Internal Area 107.20 sq m - 1154 sq ft

This plan is for illustration purposes only and 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 before making any decisions reliant upon them.

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