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# Bracken Bank, *Ascot*

OSBORNE HEATH



# A newly renovated and spacious two double bedroom semi-detached house with off street parking and large south facing garden. Available immediately.

Downstairs there is a large living room, separate dining room and a brand new kitchen.

Upstairs there are two double bedrooms and a family bathroom.

To the front of the house is driveway parking and side access to the south facing 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 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 C. Council Tax band C. Deposit £2,019. Holding deposit £403.00.





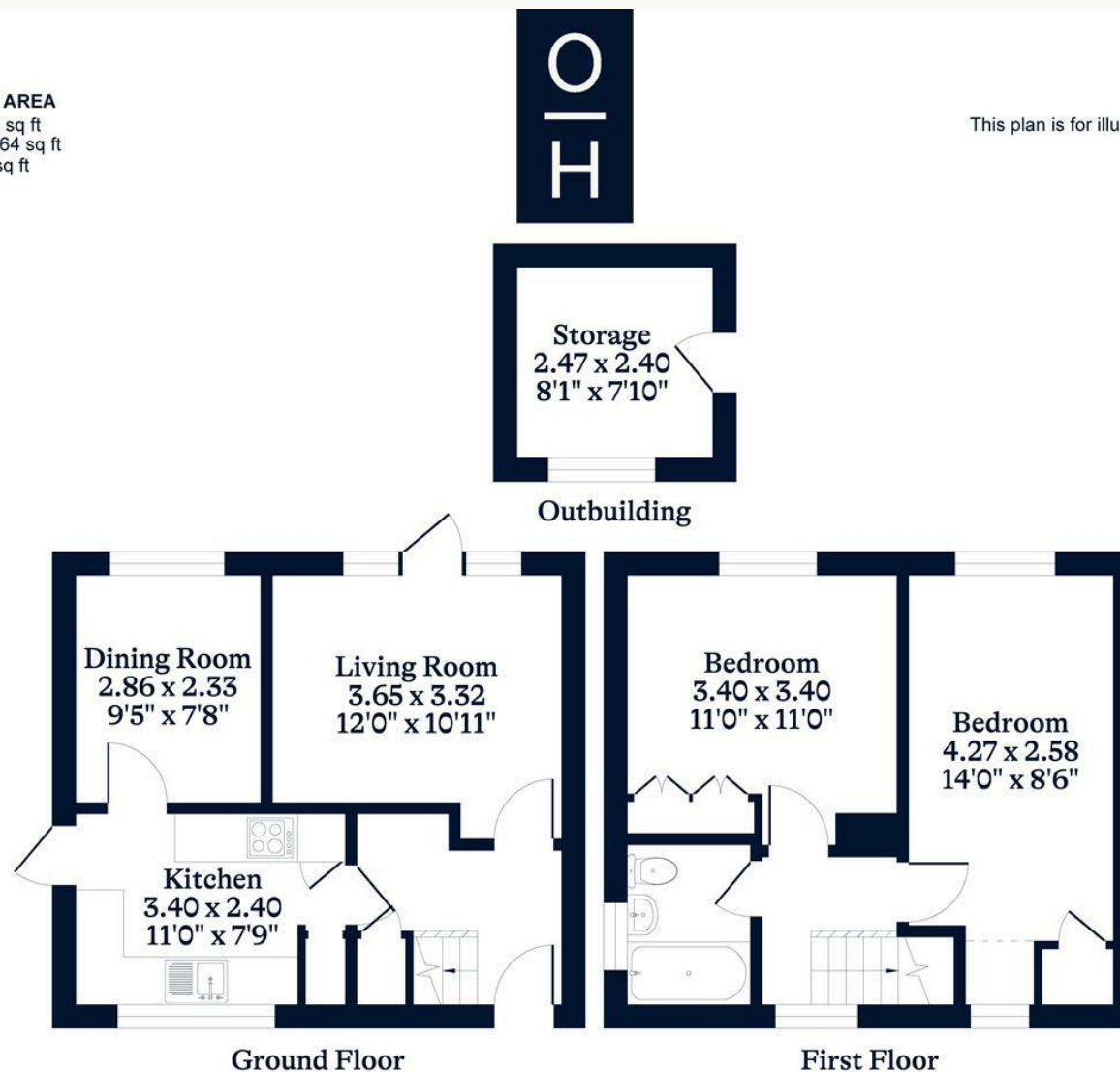


**APPROXIMATE FLOOR AREA**

House - 66.32 sq m - 714 sq ft  
Outbuilding - 5.92 sq m - 64 sq ft  
Total - 72.24 sq m - 778 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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