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# Francis Chichester Close, Ascot

OSBORNE HEATH

# A three bedroom family home located within walking distance of Ascot train station and local shops. No onward chain.

Downstairs there is an entrance porch, living room, dining area and a modern kitchen.

Upstairs there are two double bedrooms, a third bedroom which can also be used as a study, modern bathroom and an airing cupboard.

The rear garden faces south east and has a patio, lawn, summer house currently set up as a home office with a power supply and side access to the front of the house.

Francis Chichester Close is a small cul-de-sac close to Ascot train station where services run to London Waterloo, Reading and Guildford. The local primary schools are South Ascot Village, St. Francis and St Michaels, and the house is within Charters Racecourse area. Nearby places of interest include Ascot Racecourse, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band D.

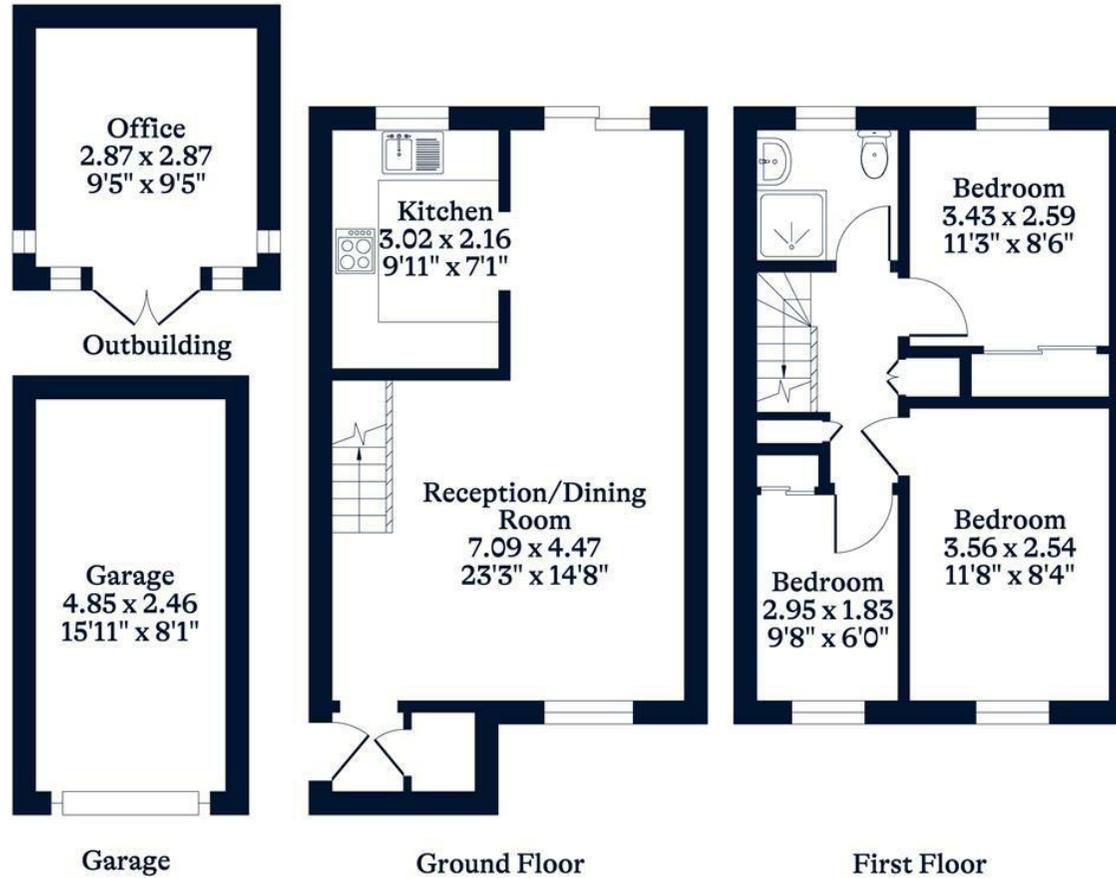






**APPROXIMATE FLOOR AREA**  
House - 72.75 sq m - 783 sq ft  
Garage - 12.42 sq m - 134 sq ft  
Outbuilding - 8.83 sq m - 95 sq ft  
Total - 94.00 sq m - 1012 sq ft  
(Gross Internal Area)

**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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