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# Kaynes Park, Ascot

OSBORNE HEATH

# A three double bedroom, three bathroom detached family home in a quiet cul-de-sac overlooking parkland, with a driveway, garage and no onward chain.

On the ground floor there is a living room, modern kitchen with dining space, utility room, study, downstairs WC and internal access to the garage.

The first floor has the principal bedroom with built-in wardrobes, an en suite and a mezzanine which is currently used as a dressing room. There are also two further double bedrooms with built-in wardrobes and en suites.

Outside there is a driveway, garage for storage and side access to a south east facing rear garden with studio and shed.

Kaynes Park is a small cul-de-sac of just eight detached houses. Nearby schools include Ascot Heath, Charters, Cheapside, Heathfield, LVS, Papplewick and St. Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Great Park.

EPC rating D. Council Tax band F.

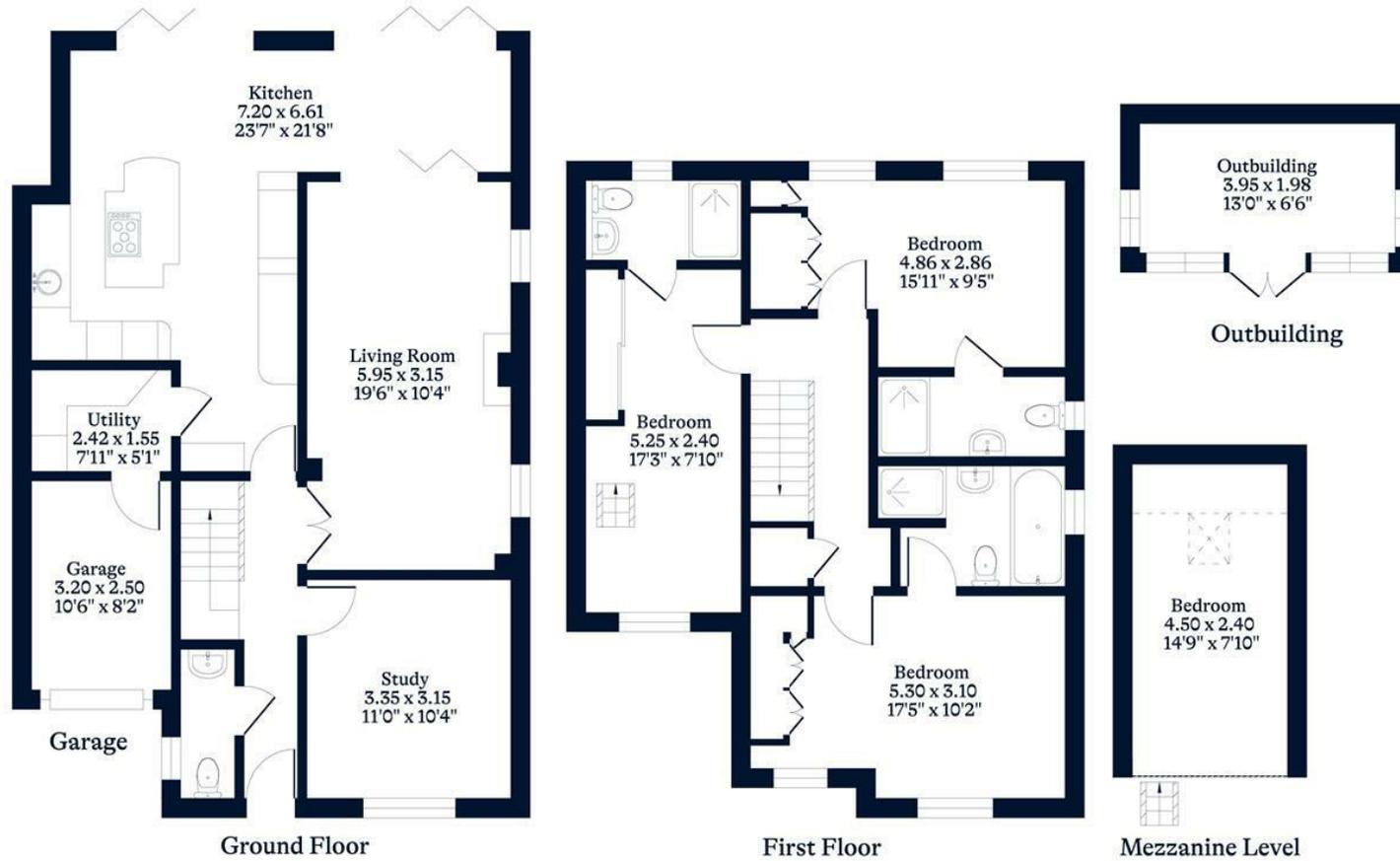




**APPROXIMATE FLOOR AREA**  
 House - 144.75 sq m - 1558 sq ft  
 Garage - 6.91 sq m - 74 sq ft  
 Outbuilding - 7.82 sq m - 84 sq ft  
 Total - 159.48 sq m - 1716 sq ft  
 (Gross Internal Area)



**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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