



# Beaufort Gardens

Ascot





Downstairs is a modern kitchen with dining and living areas, large living room with vaulted ceiling, study, utility room and downstairs shower room.

Upstairs there are four bedrooms and a modern family bathroom.

Outside there is driveway parking for several vehicles, a double length garage and side access to a west facing rear garden that has a patio, lawn, decking and a summerhouse.

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

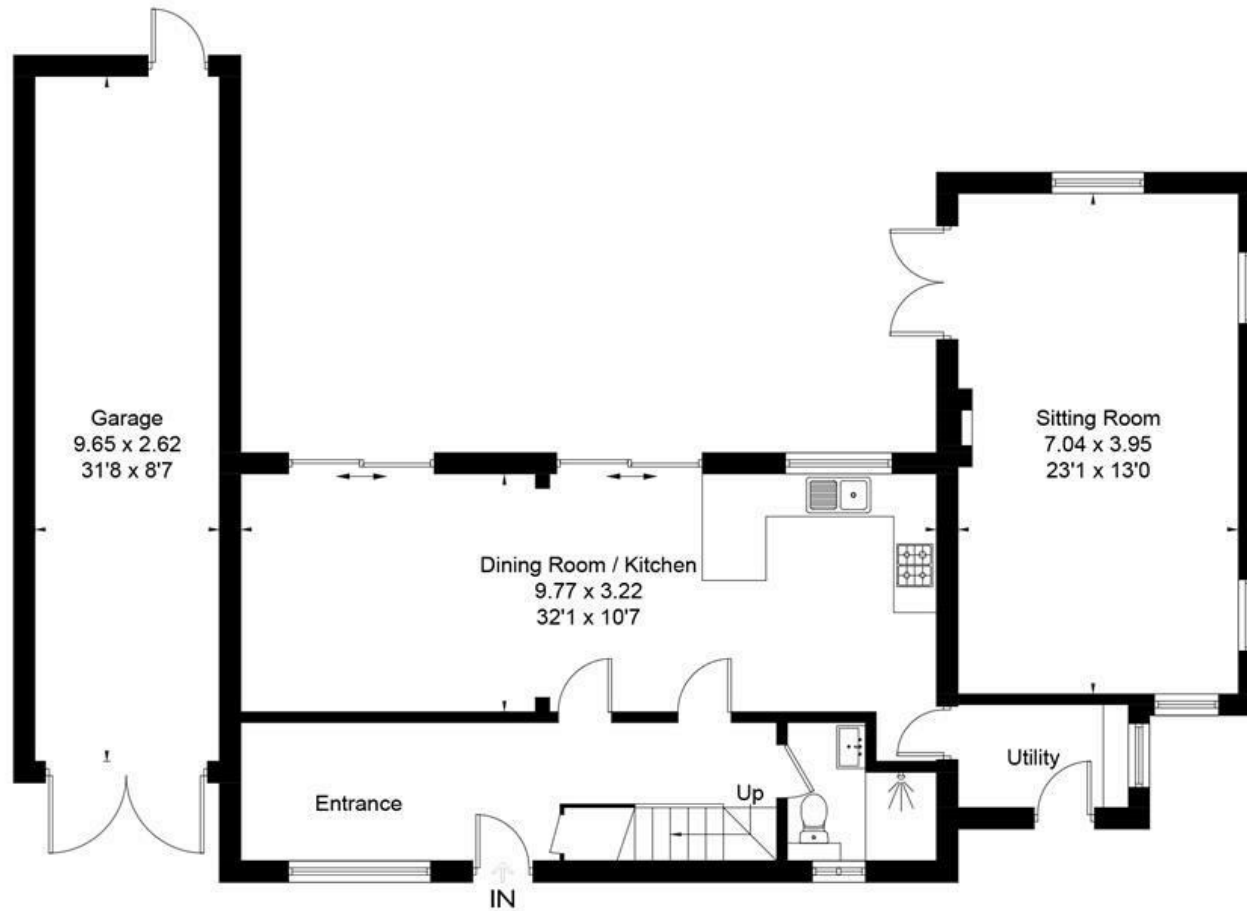
EPC rating D.



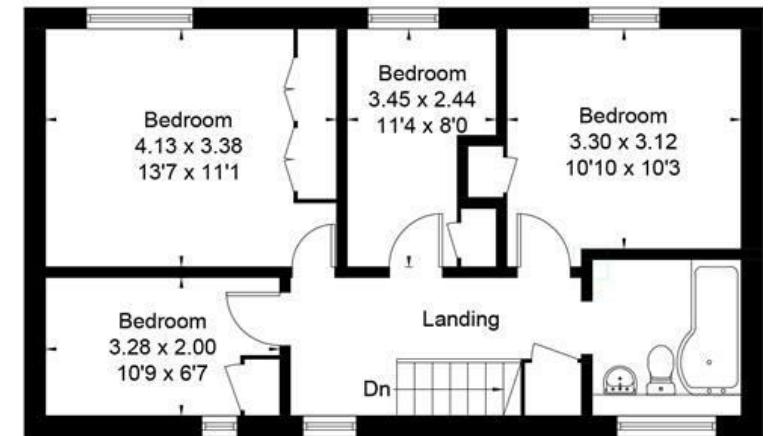
Approximate Area = 140.7 sq m / 1514 sq ft

Garage = 25.4 sq m / 273 sq ft

Total = 166.1 sq m / 1787 sq ft



Ground Floor



First Floor



VIDEO VIEWING AVAILABLE - An extended and refurbished four bedroom, two bathroom detached house in a cul-de-sac, with driveway parking and a garage.



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