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# Gatcombe Crescent, *Ascot*

OSBORNE HEATH

# A five bedroom, three bathroom modern townhouse with allocated parking and a garage.

On the ground floor there is a sitting room, a newly fitted kitchen with a built in breakfast bar and downstairs WC.

On the first floor there are two double bedrooms one of which has an en suite, a family bathroom and the formal lounge which can also be used as a further double bedroom.

On the second floor there are two further bedrooms with built-in wardrobes, and a shower room.

Outside the property has a nicely landscaped garden, garage and allocated parking.

Gatcombe Crescent is a small cul-de-sac close to Ascot Racecourse. Nearby schools include 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. Other than Ascot Racecourse other local places of interest include 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 C. Council Tax band G. Service Charge £280pa.



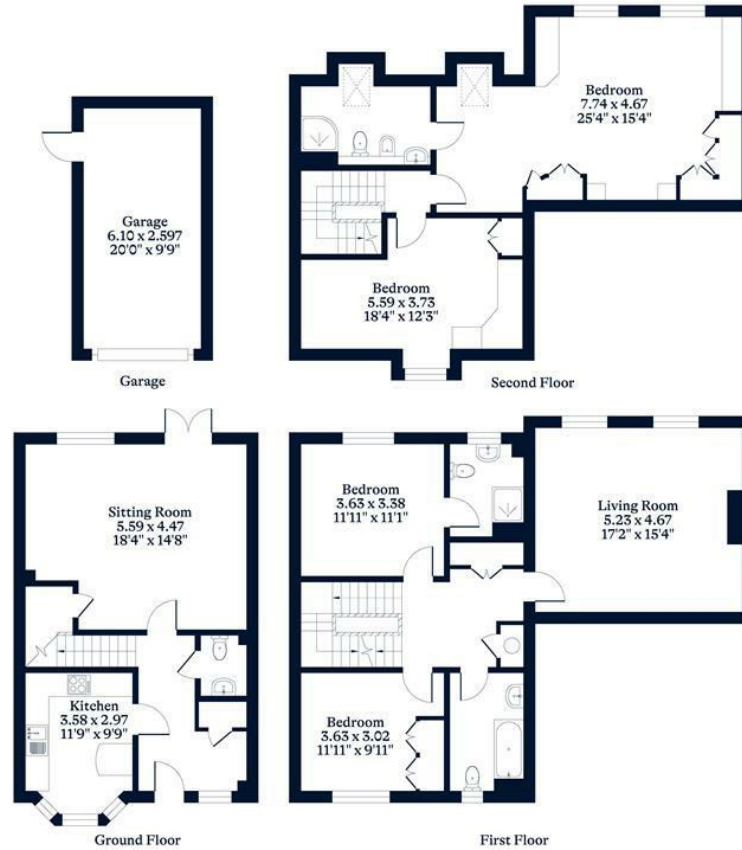


**APPROXIMATE FLOOR AREA**

House - 190.35 sq m - 2049 sq ft  
Garage - 18.20 sq m - 196 sq ft  
Total - 208.55 sq m - 2245 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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