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# Goaters Road, Ascot

OSBORNE HEATH

**A three bedroom semi-detached house in a cul-de-sac, with driveway parking, a south facing garden and no onward chain. This properties requires modernisation.**

The ground floor has a living room, , dining area, kitchen, conservatory and a downstairs WC.

On the first floor there are three bedrooms and a bathroom.

Outside the property has a driveway and side access leading to a south facing rear garden.

Goaters Road is a cul-de-sac off Fernbank Road. At the bottom of Goaters Road is the local park and tennis courts. The nearest schools are LVS and Ascot Heath. Other nearby schools include Charters, Heathfield, 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, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Great Park.

EPC rating TBC. Council Tax band D.

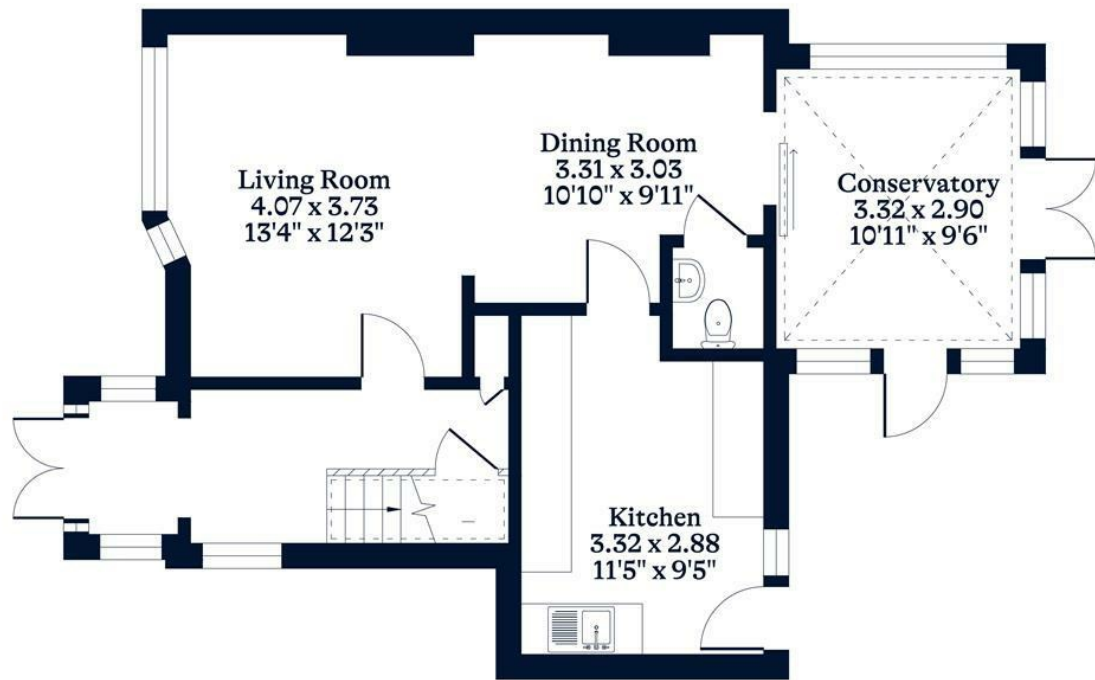




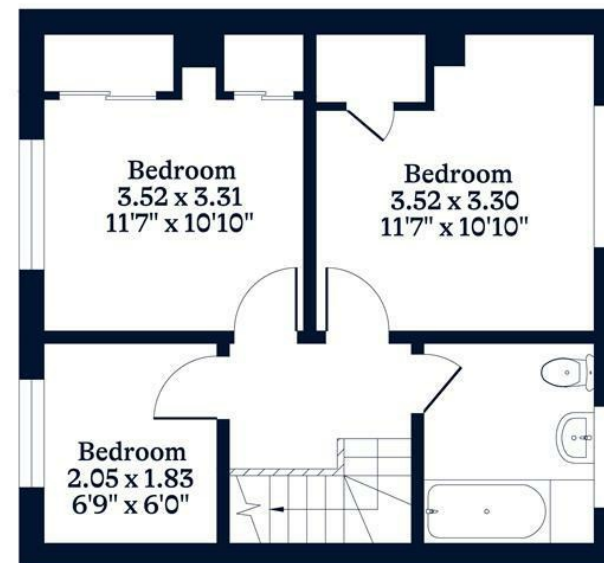
**APPROXIMATE FLOOR AREA**  
House - 97.02 sq m - 1044 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



**Ground Floor**



**First Floor**

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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