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# St. Georges Lane, Ascot

OSBORNE HEATH



# A modern three bedroom semi-detached home with a home gym, driveway and walking distance to Ascot train station and town centre.

The ground floor offers full open-plan living centred around the island kitchen with living and dining areas, utility room and a fully functional gym which has its own separate access.

On the first floor is the main bedroom with built-in wardrobes, two further bedrooms, and a modern family bathroom.

Outside the property has driveway parking for multiple vehicles and side access to the rear garden.

St Georges Lane is 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 catchment 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 E.





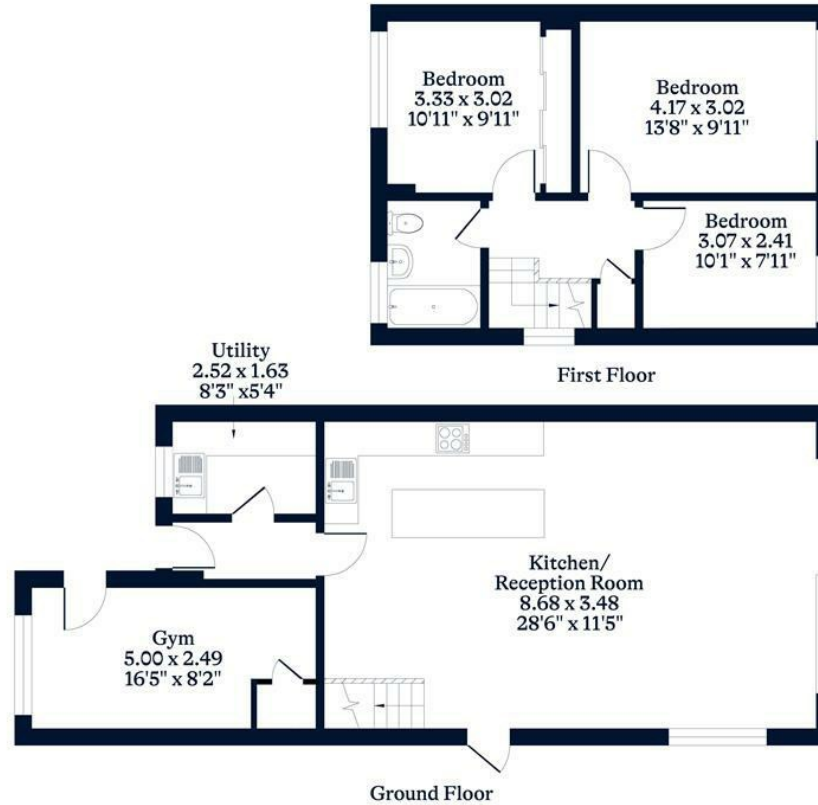




**APPROXIMATE FLOOR AREA**  
House - 110.20 sq m - 1186 sq ft  
(Gross Internal Area)



**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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