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# Carnation Drive, *Winkfield Row*

OSBORNE HEATH

# A six bedroom, three bathroom detached family home with a garage and off street parking.

The ground floor has a kitchen with dining area, family room, living room, utility and a downstairs WC.

On the first floor is the principal bedroom with built-in wardrobes and en suite shower room, three further double bedrooms, family bathroom and a study.

The second floor has two double bedrooms, an additional study and a bathroom.

Outside the property has driveway parking, a garage, and side access to the rear garden.

Carnation Drive is located off the Chavey Down Road. Popular private and state schools including Ascot Heath, Charters, Lambrook, LVS, Papplewick, Ranelagh, St Francis, St George's, St Joseph's and St Mary's. The nearest train stations are Ascot and Martins Heron where services run to London Waterloo, Reading and Guildford. By road Carnation Drive is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax band F.





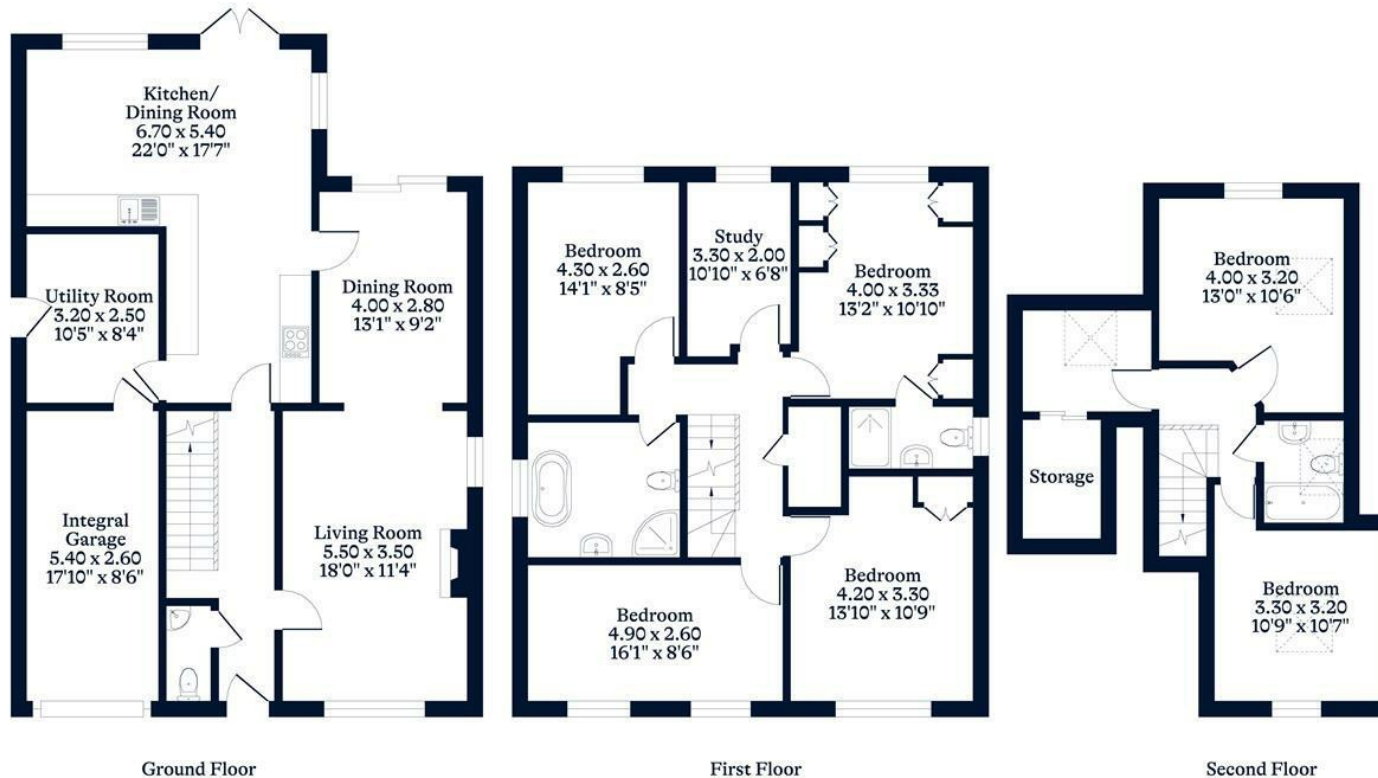
**APPROXIMATE FLOOR AREA**

House - 195.55 sq m - 2105 sq ft  
Garage - 13.75 sq m - 148 sq ft  
Total - 209.30 sq m - 2253 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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