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# Victoria Road, Ascot

OSBORNE HEATH

# A four bedroom, two bathroom semi-detached family home with a driveway and large garden within walking distance of Ascot train station.

On the ground floor is a living room with fireplace, kitchen with dining space and a downstairs WC.

The first floor has the principal bedrooms with en suite, guest room with built-in wardrobes and two further bedrooms and a modern family bathroom.

Outside the property has a driveway and side access to a large south facing garden, towards the bottom of the garden is a studio that could be used as an office.

Victoria Road is in South Ascot village close to Ascot train station where services run to London, Reading and Guildford. The local primary schools are South Ascot Village and St. Francis 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 C. Council Tax band D.

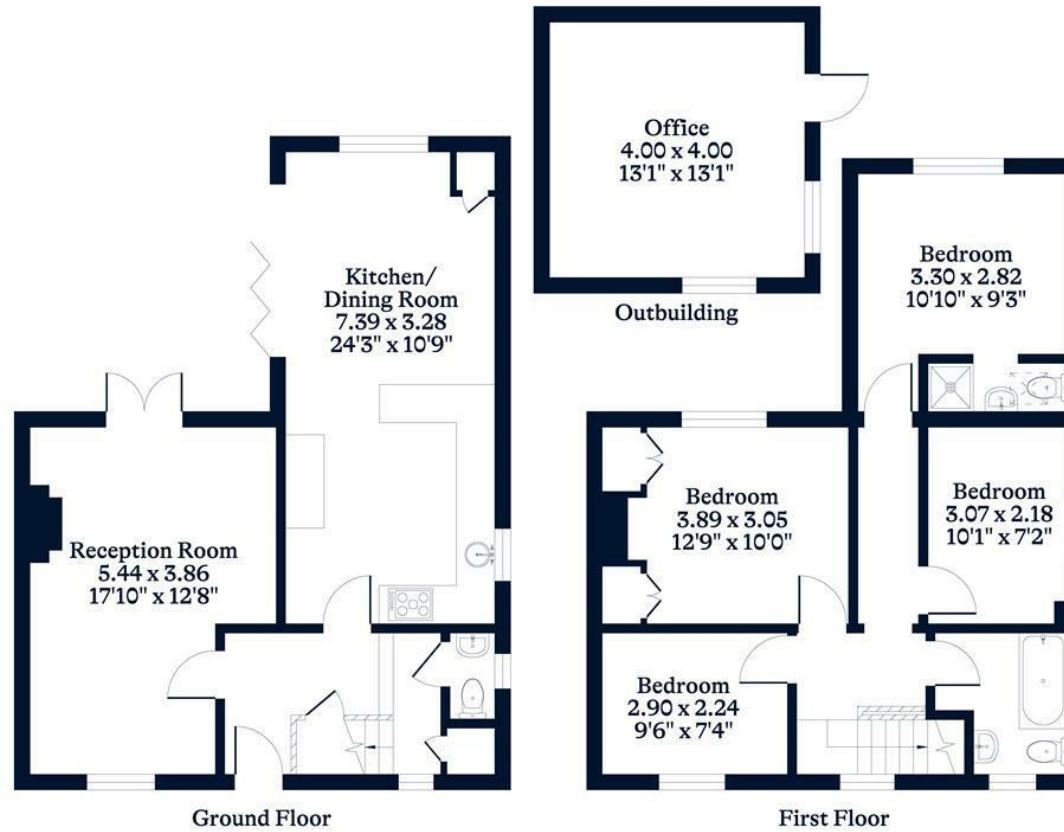




**APPROXIMATE FLOOR AREA**  
House - 106.49 sq m - 1146 sq ft  
Outbuilding - 16.00 sq m - 172 sq ft  
Total - 122.49 sq m - 1318 sq ft  
(Gross Internal Area)



**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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