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Kennel Ride, *Ascot*

OSBORNE HEATH

A two bedroom semi-detached house with an extra loft room, driveway parking and a long rear garden.

On the ground floor there is a living room with fireplace, dining room with wood-burner, kitchen and a downstairs WC.

On the first floor there are two double bedrooms, a large bathroom and stairs up to the loft room.

To the front of the house is driveway parking for two vehicles and to the rear is a circa 80 ft garden.

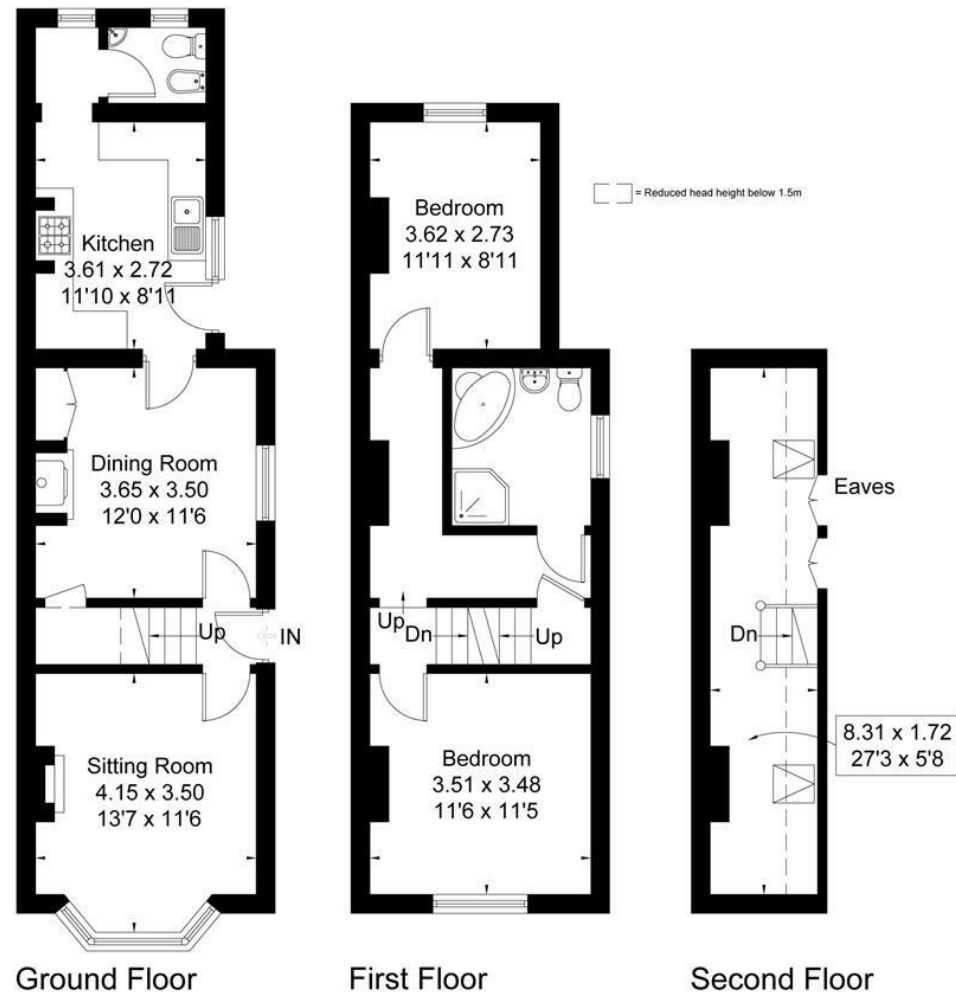
Kennel Ride is close to Ascot Racecourse and Ascot Heath Infant & Primary School. Other nearby schools include Charters, Cheapside, Cranbourne, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Other than Ascot Racecourse other local places of interest include Coworth Park, The Berkshire Golf Club, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating E. Council Tax band D.





Approximate Area = 99.0 sq m / 1066 sq ft (Excluding Eaves)
Including Limited Use Area (4.9 sq m / 53 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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