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Bracken Bank, *Ascot*

OSBORNE HEATH

An extended three double bedroom, two bathroom semi-detached house with driveway parking in a cul-de-sac and no onward chain.

Downstairs there is a living room with dining area, modern kitchen and a downstairs WC.

Upstairs there are two double bedrooms and a family bathroom. The top floor has been converted into the principal bedroom with a modern shower room.

To the front of the house is driveway parking and side access to the rear garden which includes a brick built outbuilding with potential for storage, a workshop or a home office. There is also potential to extend further subject to planning permission.

Nearby schools include Ascot Heath, Charters, Heathfield, 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. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating C. Council Tax band D.

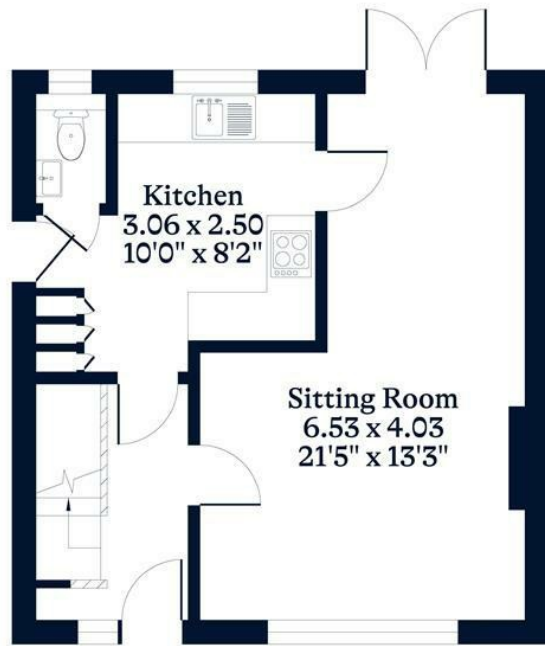






APPROXIMATE FLOOR AREA
House - 105.30 sq m - 1133 sq ft
Outbuilding - 6.10 sq m - 66 sq ft
Total - 111.40 sq m - 1199 sq ft
(Gross Internal Area)

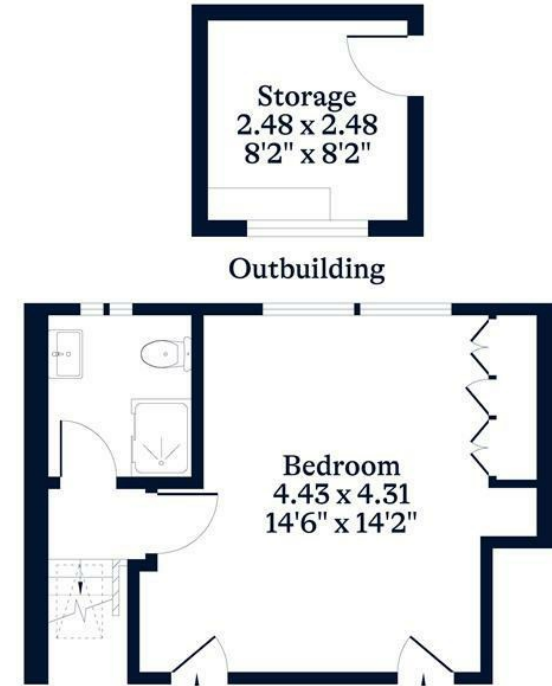
NOT TO SCALE
This plan is for illustration purposes only



Ground Floor



First Floor



Second 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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