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# New Road, Ascot

OSBORNE HEATH

## A modernised three bedroom, two bathroom detached home with a driveway, garage and no onward chain.

The ground floor has a lounge, kitchen with dining area and doors leading out to the garden, utility room and a shower room.

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

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

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

EPC rating D. Council Tax band E.



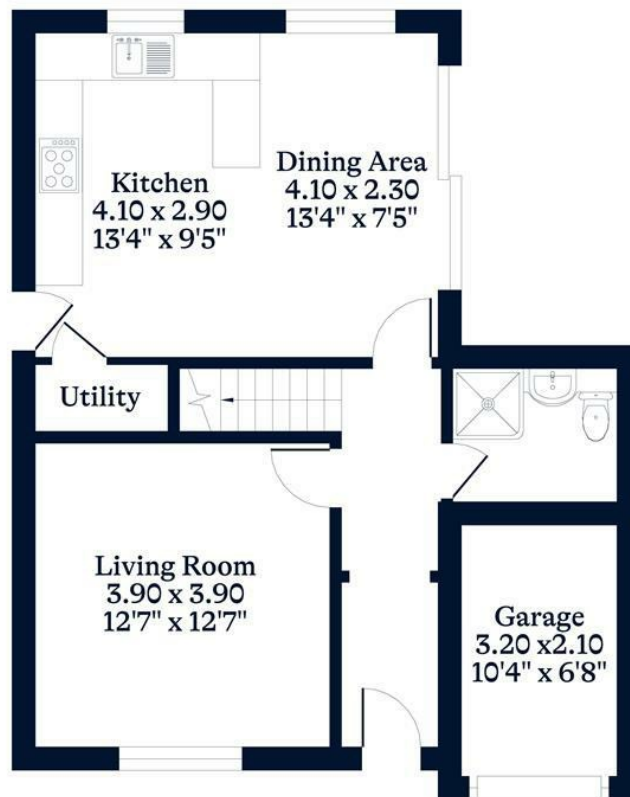




**APPROXIMATE FLOOR AREA**

House - 97.66 sq m - 1051 sq ft  
Garage - 6.34 sq m - 68 sq ft  
Total - 104.00 sq m - 1119 sq ft  
(Gross Internal Area)

**NOT TO SCALE**  
This plan is for illustration purposes only



**Ground Floor**



**First 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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