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Queensbury Gardens, *Ascot*

OSBORNE HEATH

A four double bedroom, three bathroom modern home in a gated development recently built by The Berkeley Group.

The ground floor has a living room, modern kitchen with a full range of Siemens appliances and dining space leading out to the garden.

The first floor has the master bedroom with a walk-in wardrobe and large en suite with a freestanding bath and separate shower, and a second bedroom with walk in wardrobe and an en suite.

The second floor has two further double bedrooms (one with a separate study area) and a large family bathroom with a walk in shower and freestanding bath.

To the front of the house is allocated parking for two vehicles and to the rear is a secluded, south facing and with a very pleasant outlook

Queensbury Gardens is part of a small, gated development built by Berkeley Homes opposite St Francis Primary School. Other nearby schools include Charters, The Marist, Papplewick, St George's and St Mary's. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest station is Ascot (less than 15 minutes walk) where trains run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax Band G. Service charge £390 twice yearly. Freehold.

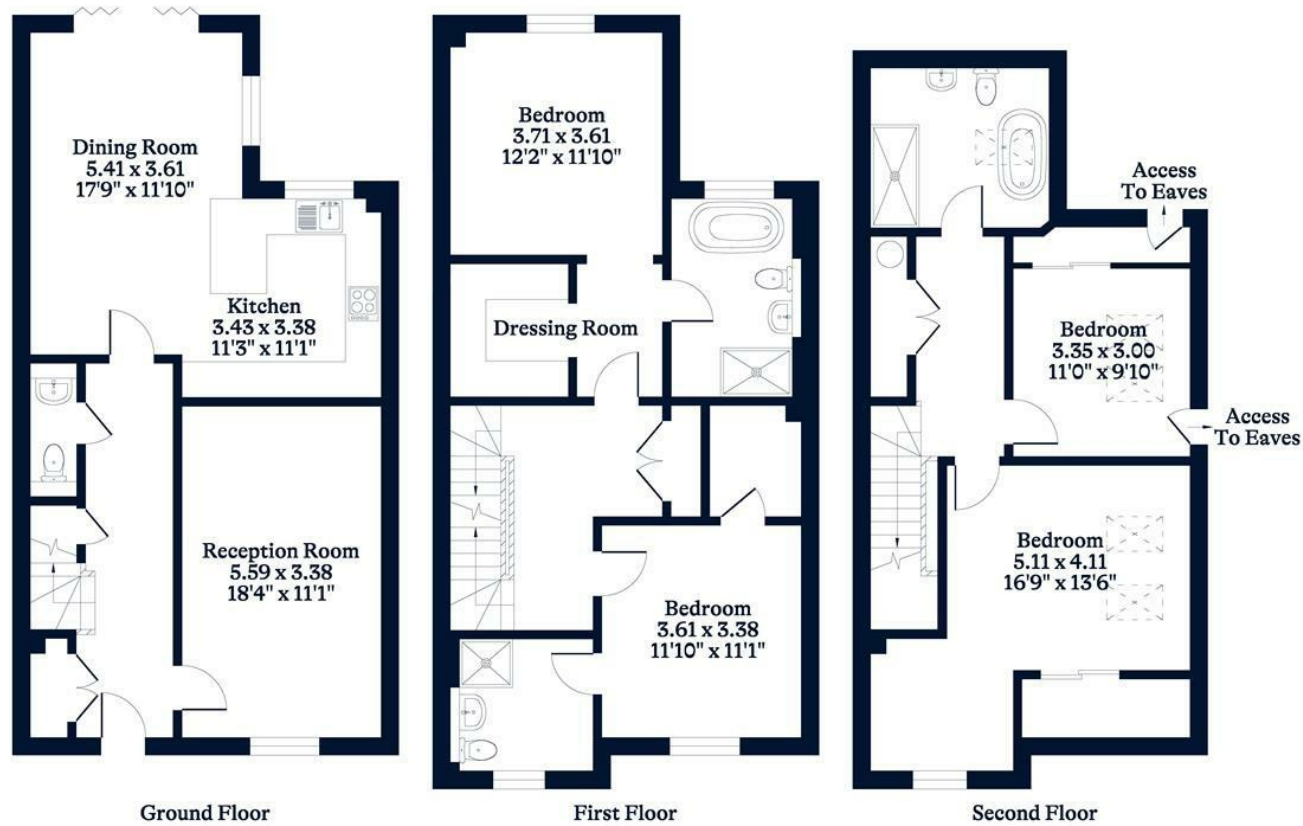




APPROXIMATE FLOOR AREA
House - 183.81 sq m - 1979 sq ft
(Gross Internal Area)



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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