

 3  2  1

O  
|  
H



# Bracken Bank, *Ascot*

OSBORNE HEATH

# A three bedroom semi-detached home with a utility room, driveway, south facing garden and potential to extend (subject to planning permission).

On the ground floor is the kitchen, utility room, living room, and a conservatory which is used as a dining room and has doors leading out to the garden.

The first floor has a principal bedroom, two further bedrooms and a family bathroom.

Outside the property has a front garden with driveway and side access leading to the south facing garden.

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 D. Council Tax band C.

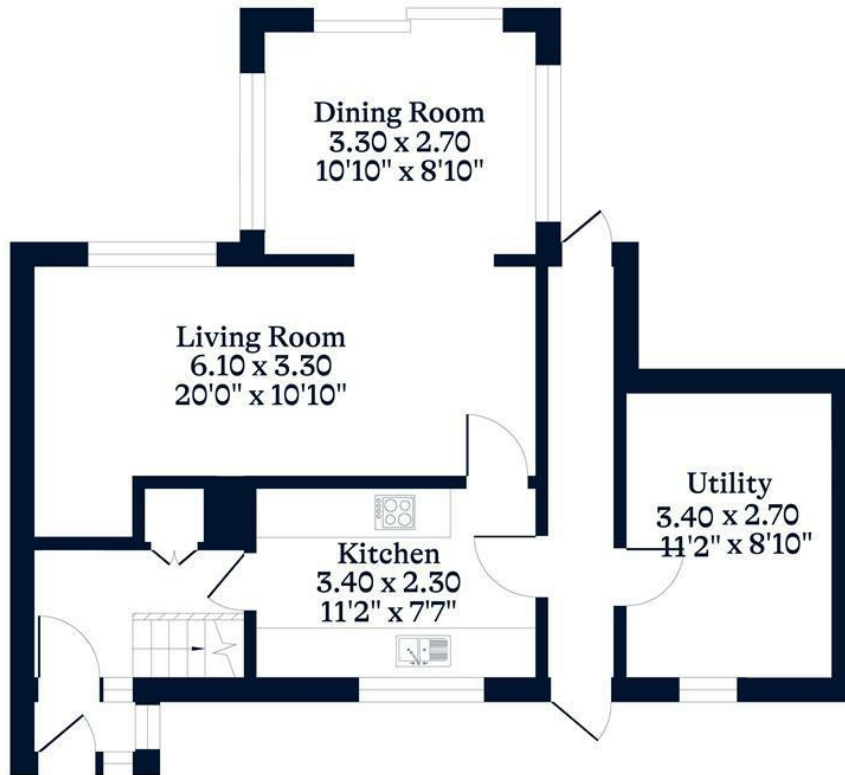




**APPROXIMATE FLOOR AREA**  
House - 87.16 sq m - 938 sq ft  
(Gross Internal Area)



**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.

[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)