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# Ballin Gardens, *Ascot*

OSBORNE HEATH

# A modern three bedroom, two bathroom family home with driveway parking in a cul-de-sac.

On the ground floor is a snug that could also be used as an office, modern open-plan kitchen with living and dining areas plus doors leading out to the south west facing garden, and a downstairs WC.

The first floor has the principal bedrooms with built-in wardrobes and an en suite shower room, two further double bedrooms and a family bathroom.

Outside is a driveway with an EV charging point and side access to the landscaped rear garden.

Ballin Gardens is a small cul-de-sac 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 local places of interest include Coworth Park, The Berkshire Golf Club, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating B. Council Tax band E.

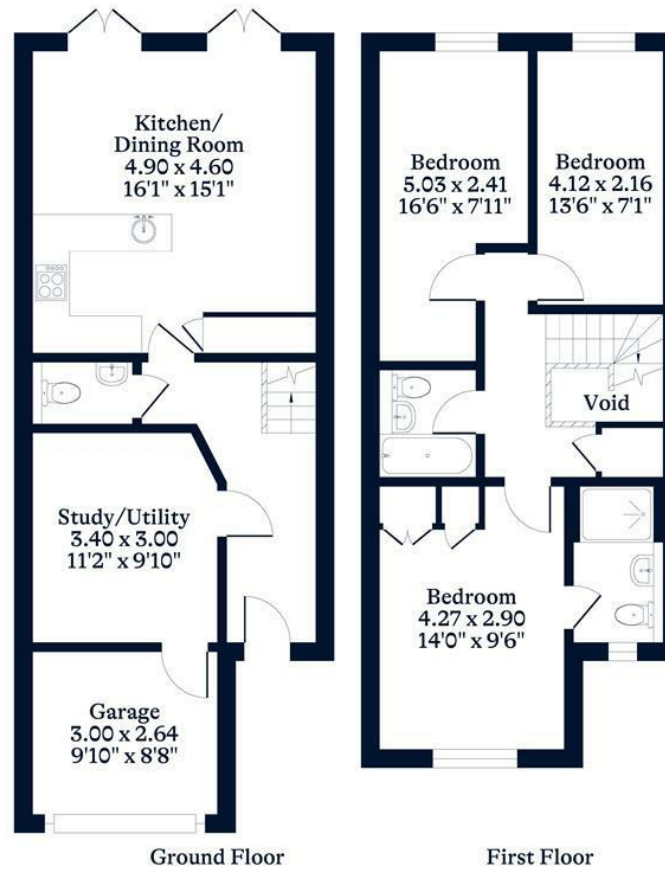




**APPROXIMATE FLOOR AREA**  
House - 93.52 sq m - 1007 sq ft  
Garage - 7.92 sq m - 85 sq ft  
Total - 101.44 sq m - 1092 sq ft  
(Gross Internal Area)



**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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