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Blackmoor Wood, *Ascot*

OSBORNE HEATH

A modern three bedroom semi-detached family home with a driveway, garage and no onward chain.

The ground floor has a kitchen with dining area, living room and a downstairs WC.

On the first floor is the 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 garden which has an outdoor office with power and wifi.

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.



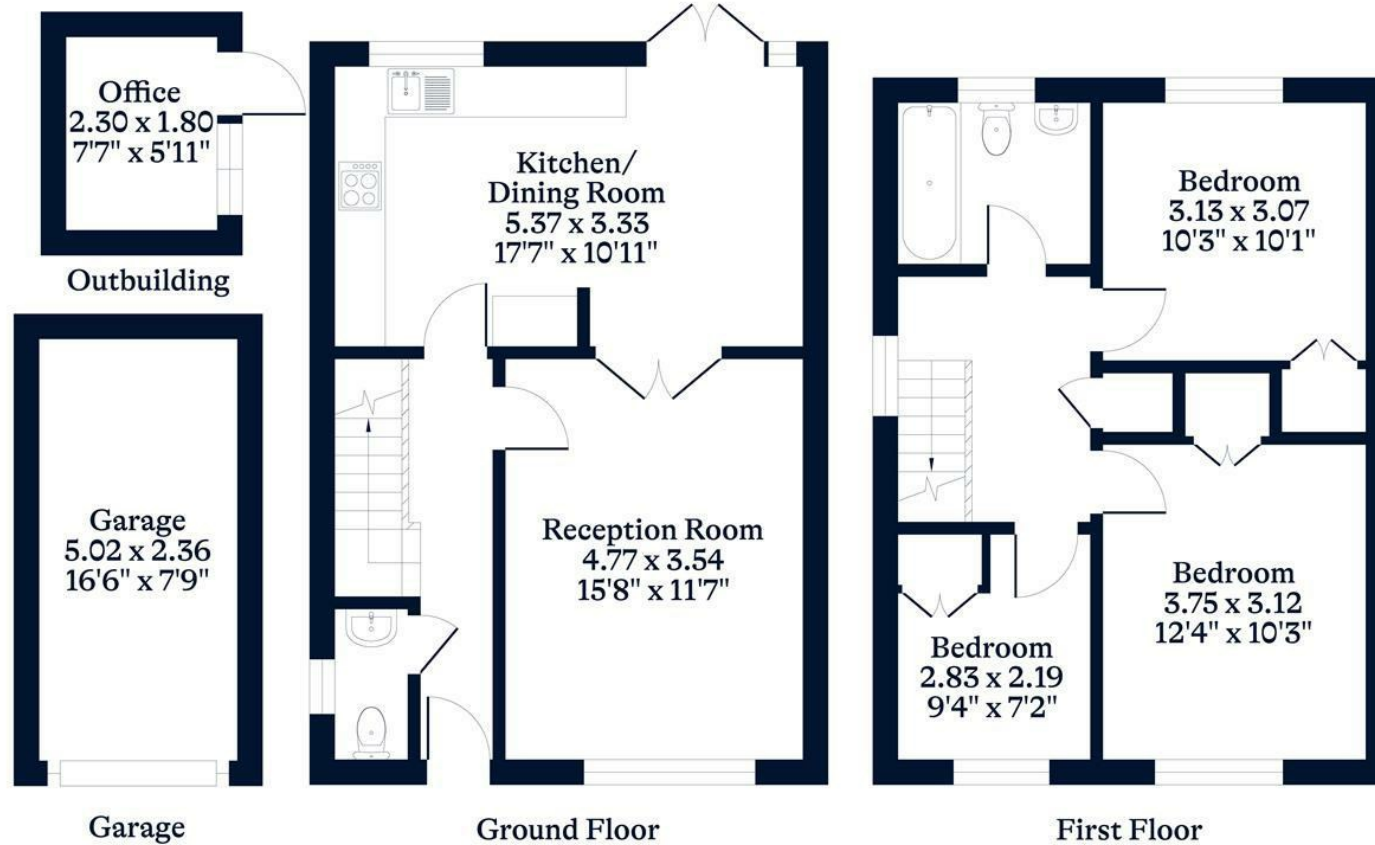


APPROXIMATE FLOOR AREA

House - 86.76 sq m - 934 sq ft
Garage - 11.84 sq m - 127 sq ft
Outbuilding - 4.14 sq m - 45 sq ft
Total - 102.74 sq m - 1106 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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