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# Hurstwood, *Ascot*

OSBORNE HEATH

# A modern five bedroom, four bathroom detached house in a popular cul-de-sac in South Ascot.

Downstairs there is a living room with feature wood-burner, modern kitchen with dining area, playroom, study, utility and a downstairs WC.

Upstairs there is a master bedroom with dressing area and en suite, four further bedrooms, two en suites and a family bathroom.

To the front of the house is driveway parking and to the rear is a garden with patio and lawned areas.

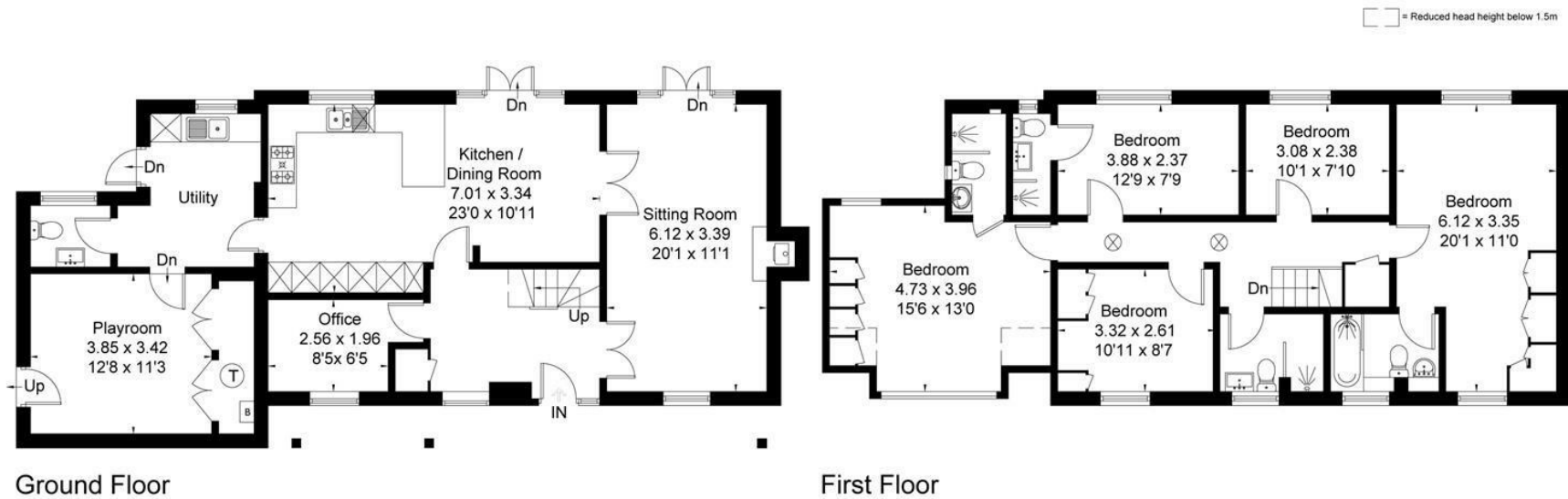
Hurstwood is a popular cul-de-sac close to Ascot High Street and the popular village of Sunninghill. Local Ofsted Outstanding schools include Charters, Cheapside and St Francis. Private schools include Hall Grove, Heathfield, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. The nearest train station is Ascot where trains run to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax Band G. Deposit £6,923. Holding Deposit £1,153. Lease Length 12-36 months.





Approximate Area = 183.1 sq m / 1971 sq ft  
Including Limited Use Area (3 sq m / 32 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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