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# North Lodge Drive, *Ascot*

OSBORNE HEATH

# A four bedroom, two bathroom detached family home with a driveway, double garage and a large garden located in a quiet cul-de-sac.

On the ground floor there is a sitting room, dining room, kitchen with dining space, WC and a formal lounge with French doors opening out to the large west facing garden.

On the first floor there is the main bedroom with en suite, three further double bedrooms and a family bathroom.

Outside the property has driveway parking, double garage with access to the workshop and side access to the large rear garden.

North Lodge Drive is a small, private cul-de-sac next to LVS School and close to Ascot Racecourse and Ascot Heath Infant & Primary School. Other nearby schools include Charters, Cheapside, Cranbourne, LVS and Papplewick. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Other than Ascot Racecourse other local places of interest include Coworth Park, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating E. Council Tax Band G.





**APPROXIMATE FLOOR AREA**  
House - 157.58 sq m - 1696 sq ft  
Garage - 26.03 sq m - 280 sq ft  
Outbuilding - 16.24 sq m - 175 sq ft  
Total - 199.85 sq m - 2151 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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