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Langdale Drive, *Ascot*

OSBORNE HEATH

A four bedroom, two bathroom detached family home with a driveway and garage in a quiet cul-de-sac overlooking parkland.

On the ground floor there is a living room, dining room, modern kitchen with dining space, utility room, study and a downstairs WC.

The first floor has the principal bedroom with built-in wardrobes and an en suite, three further bedrooms and a modern family bathroom.

Outside there is a driveway, double garage and side access to the rear garden.

Langdale Drive is a small cul-de-sac in the popular Blythwood development. Nearby schools include Ascot Heath, Charters, Cheapside, Heathfield, LVS, Papplewick and St. Francis. 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. Nearby points of interest include Ascot Racecourse, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Great Park.

EPC rating C. Council Band G. Estate Charge £498.26papa





APPROXIMATE FLOOR AREA

House - 117.93 sq m - 1269 sq ft
Garage - 28.99 sq m - 312 sq ft
Total - 146.92 sq m - 1581 sq ft
(Gross Internal Area)

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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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