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Highgrove Avenue, *Ascot*

OSBORNE HEATH

A five double bedroom detached family home with a driveway, double garage set in a quiet cul-de-sac and offered with no onward chain.

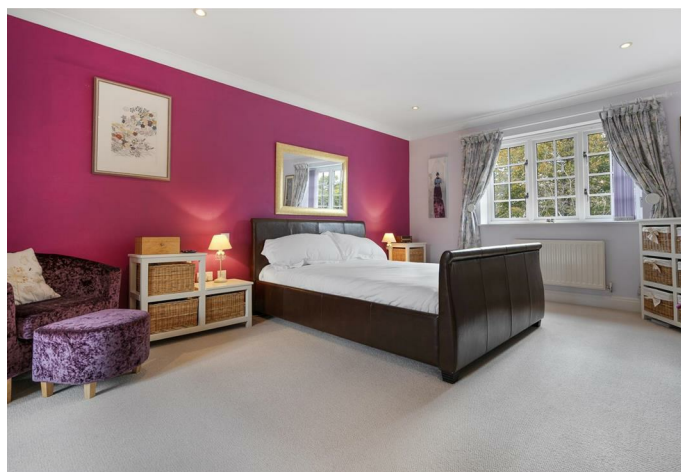
On the ground floor there is a living room, dining room, kitchen with dining space, utility room and a downstairs WC.

The first floor has the principal bedroom with a walk-in wardrobe and an en-suite, guest room with an en suite, three further double bedrooms and a family bathroom. There is also a study area on the landing.

Outside the property has a driveway, double garage and side access to a lawned rear garden.

Highgrove Avenue is a small cul-de-sac close to Ascot Racecourse. Nearby schools include Charters, Heathfield, Lambrook, 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. Other than Ascot Racecourse other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating C. Council Tax band G.

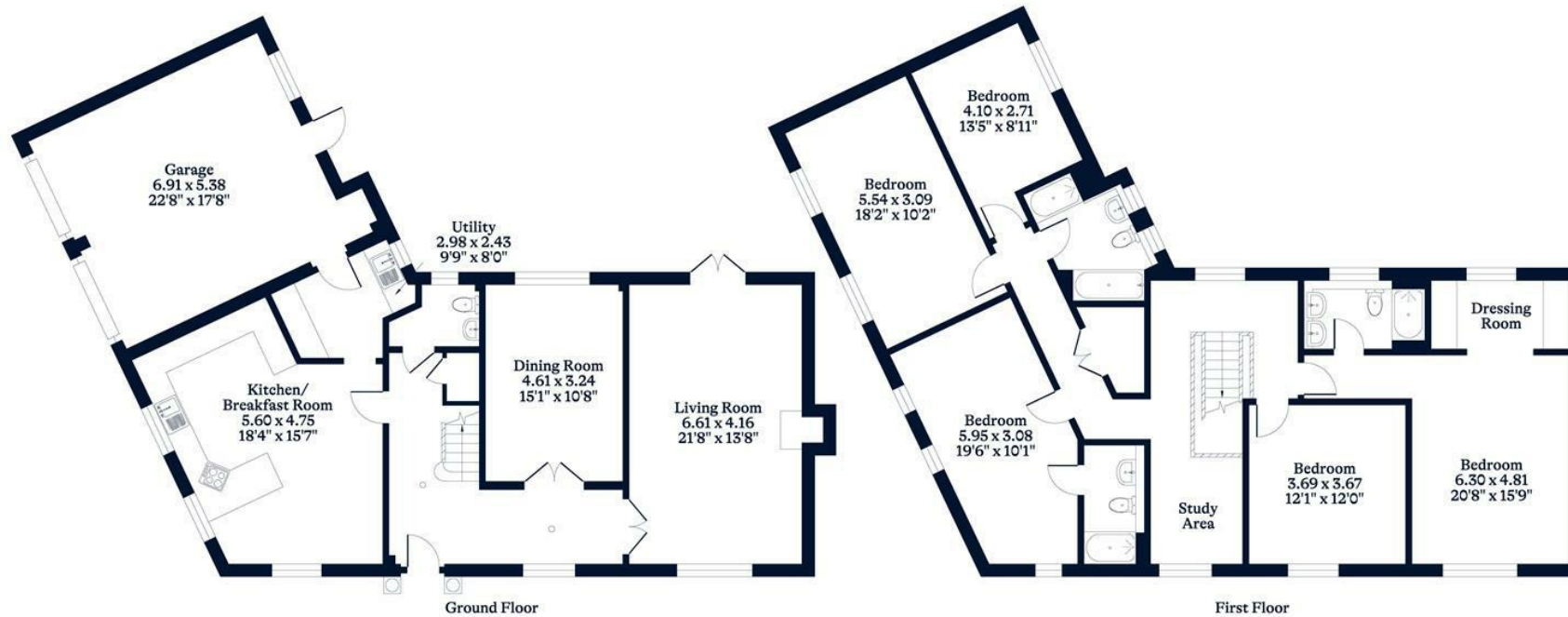




APPROXIMATE FLOOR AREA
House - 229.92 sq m - 2475 sq ft
Garage - 32.67 sq m - 352 sq ft
Total - 262.59 sq m - 2827 sq ft
(Gross Internal Area)



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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