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# Royal Victoria Gardens, *Ascot*

OSBORNE HEATH



# A three bedroom semi-detached home in a cul-de-sac close to Ascot train station, with a driveway and garage.

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

The first floor has the principal bedroom with built-in wardrobes, two further bedrooms and a family bathroom.

Outside there is a driveway, garage with power and a rear garden.

Royal Victoria Gardens is off All Souls Road in South Ascot village, near Ascot train station where services run to London, Reading and Guildford. The local primary schools are South Ascot Village and St. Francis and the house is within Charters catchment area. Nearby places of interest include Ascot Racecourse, Legoland, The Lexicon, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band E.









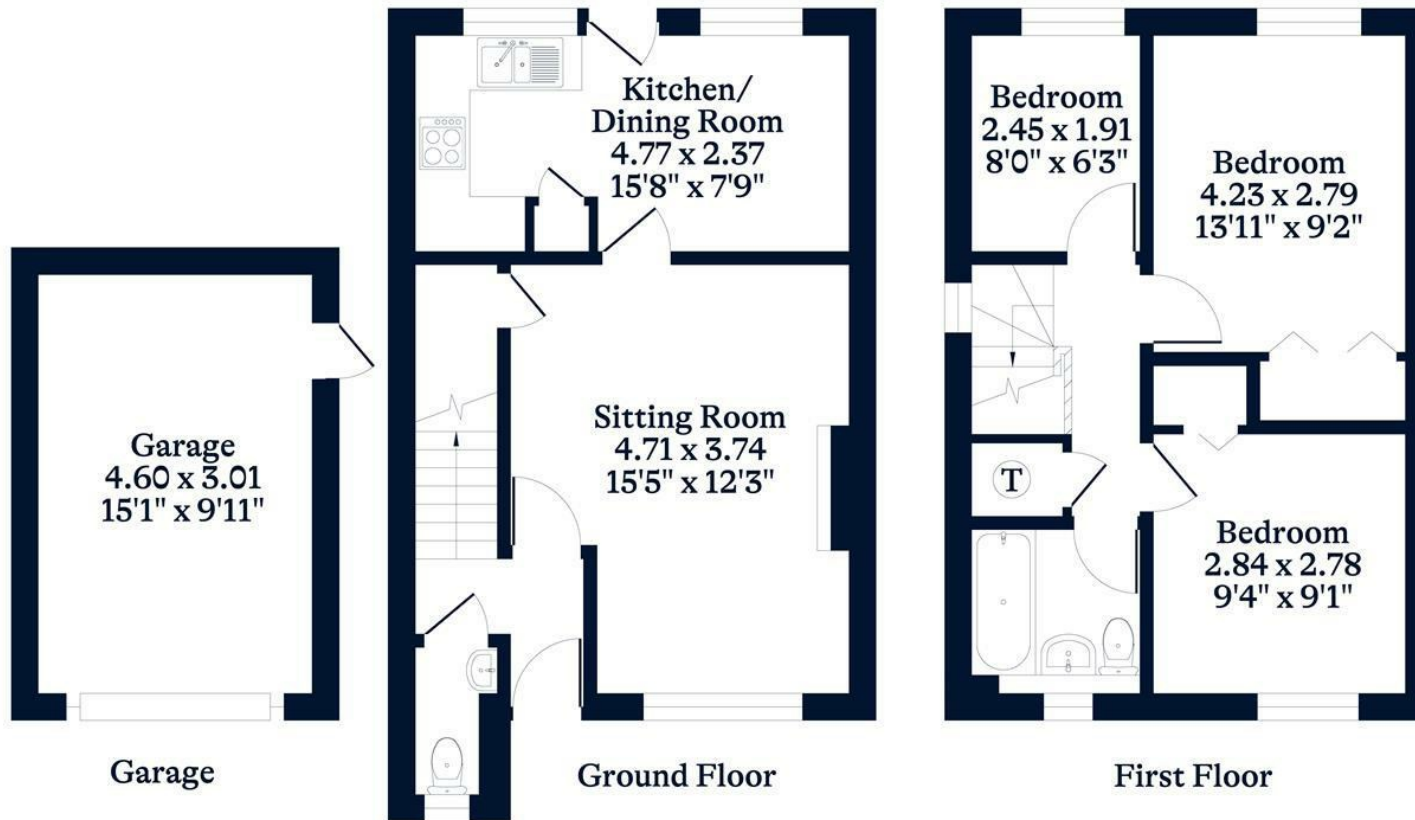
#### APPROXIMATE FLOOR AREA

House - 70.00 sq m - 753 sq ft  
Garage - 14.00 sq m - 151 sq ft  
Total - 84.00 sq m - 904 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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