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# Beechwood Close, *Ascot*

OSBORNE HEATH



# A newly renovated five bedroom, three reception home in a cul-de-sac, with a south facing garden and driveway parking.

Downstairs there is a living room, boot room, utility room, large playroom or study, and a modern kitchen with a central island and dining area with bi-folding doors leading out to the garden.

Upstairs there is the principal bedroom with en suite, a further three double bedrooms, fifth bedroom or study and a family bathroom.

To the front of the house is driveway parking and to the rear is a south facing garden.

Beechwood Close is a small cul-de-sac close to Ascot Racecourse and Ascot Heath Infant & Primary School. Other nearby schools include Charters, Cheapside, Cranbourne, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London, 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, The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating E. Council Tax band D.



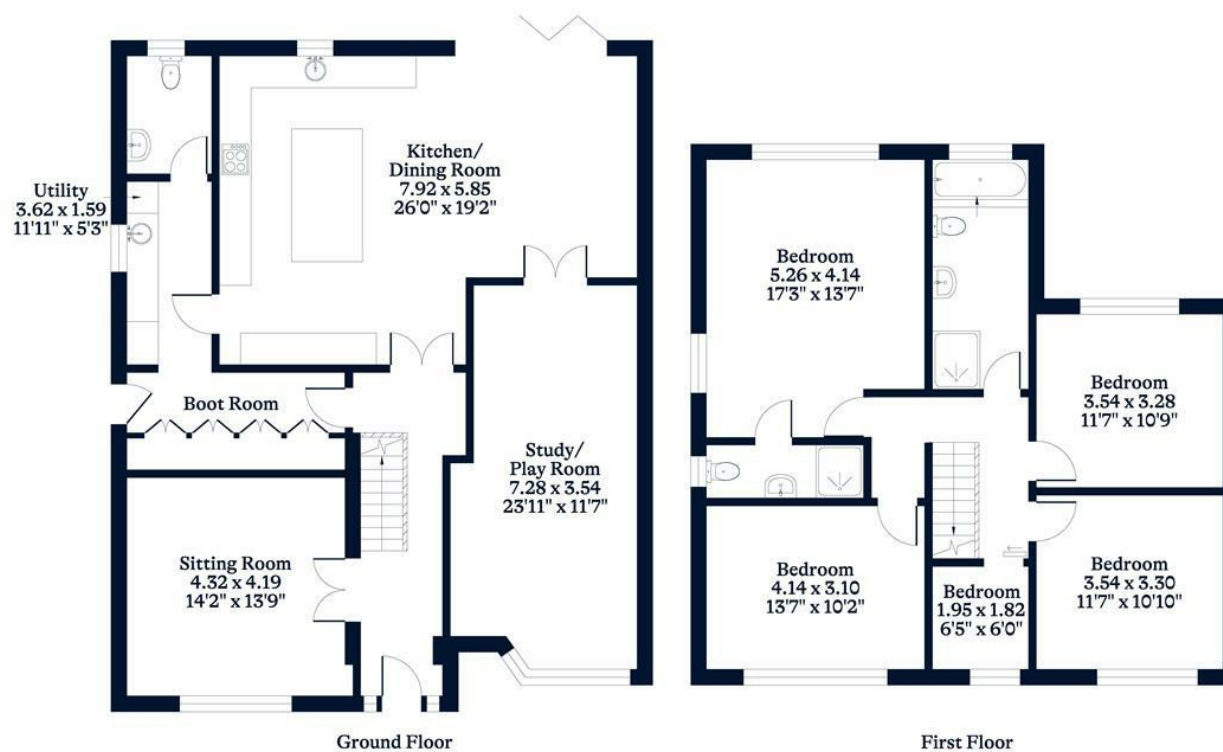




**APPROXIMATE FLOOR AREA**  
House - 198.51 sq m - 2137 sq ft  
(Gross Internal Area)



**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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