

 4  4  3



The Avenue, *Ascot*

OSBORNE HEATH

A four bedroom, three bathroom character property with a gated driveway.

The ground floor of this character property has a large reception hall, living room and a conservatory. The kitchen is open plan to the dining room and there is also a utility room, study and a downstairs WC.

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

To the front of the property is a large gated driveway with parking for several vehicles and side access leading to the rear court yard garden.

The Avenue is close to the top of Ascot Racecourse and Royal Ascot Golf Club. Other local places of interest include The Berkshire Golf Club, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Ascot Heath, 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.

EPC rating E. Council Tax Band F.

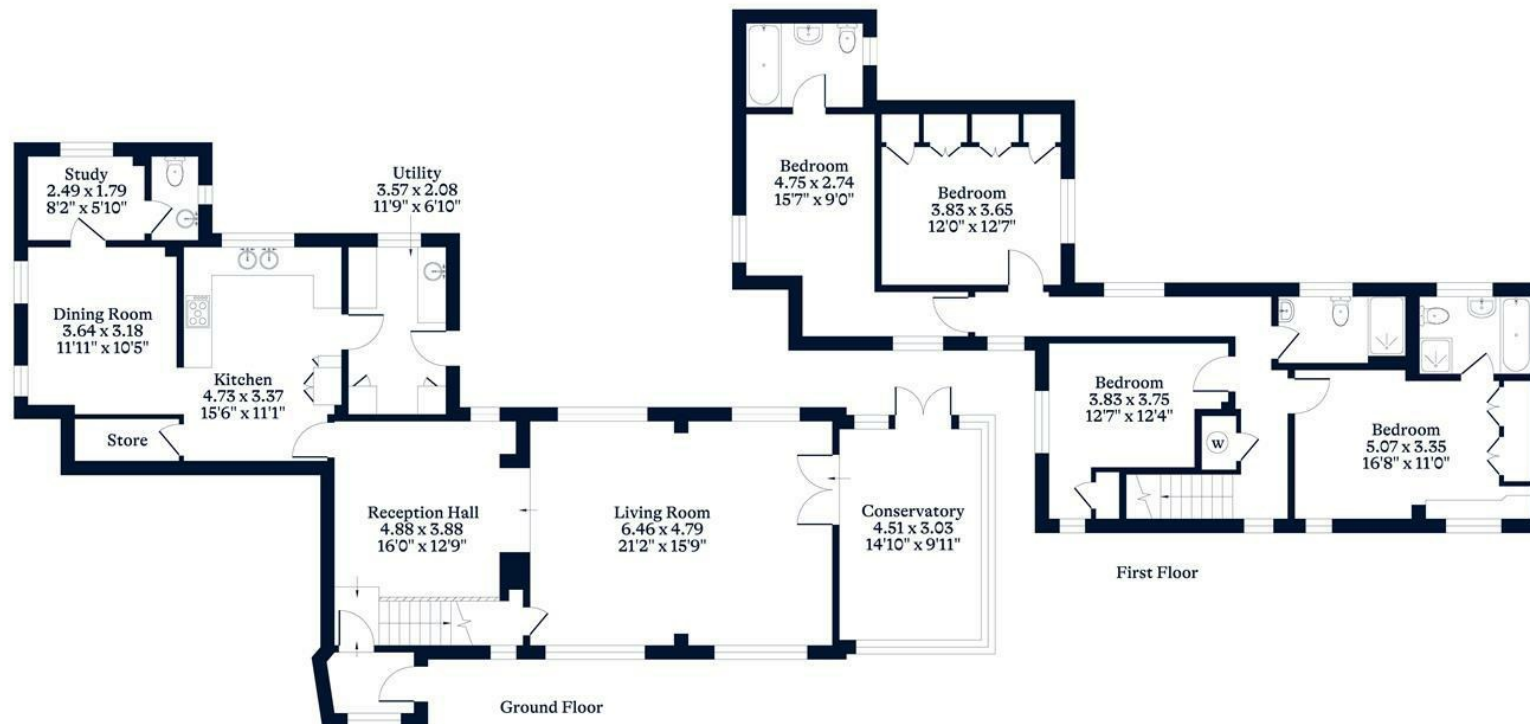




APPROXIMATE FLOOR AREA
House - 196.52 sq m - 2115 sq ft
(Gross Internal Area)



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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