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# Church Road, *Ascot*

OSBORNE HEATH



# An extended and modernised three bedroom, two bathroom semi-detached character property with a large garden and gym.

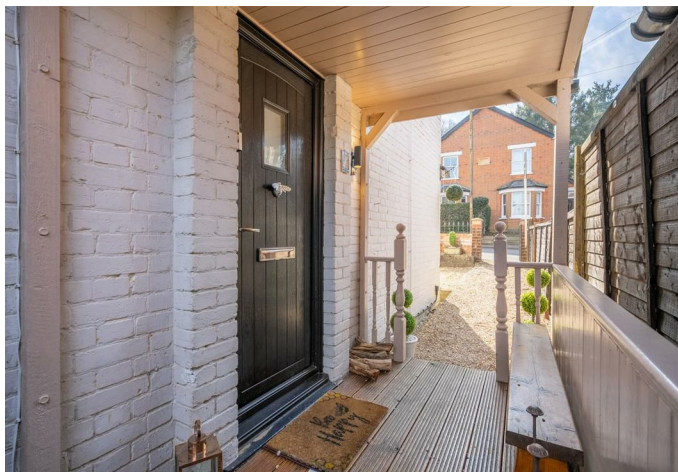
On the ground floor there is a living room with feature log-burner, dining room, and a modern kitchen with a larder, breakfast area and doors leading out to the garden.

The first floor has two bedrooms and a family bathroom. The loft has been converted to the principal bedroom with built-in wardrobes and an en suite shower room.

Outside the property has side access to the large rear garden. To the bottom of the garden is a studio with power which is currently set up as a gym.

Church Road is a small residential road in the village of Chavey Down, Ascot. Nearby are a number of popular schools including Ascot Heath, Charters, St Francis, St Joseph's and Ranelagh. The nearest train stations are Ascot and Martins Heron 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, Coworth Park, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax band D.









#### APPROXIMATE FLOOR AREA

House - 88.00 sq m - 947 sq ft  
Outbuilding - 8.87 sq m - 95 sq ft  
Total - 96.87 sq m - 1042 sq ft  
(Gross Internal Area)



#### NOT TO SCALE

This plan is for illustration purposes only



Outbuilding



Second Floor



Ground Floor



First Floor

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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