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# Langdale Drive, Ascot

OSBORNE HEATH



# A five bedroom, two bathroom detached family home with a driveway and garage in a cul-de-sac overlooking a park.

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

The first floor has the principal bedroom with walk-in wardrobe and en suite shower room, four further bedrooms and a family bathroom.

Outside there is a driveway, garage and side access to the rear garden with lawn and patio areas.

Langdale Drive is a small cul-de-sac in the popular Blythwood development. Nearby schools include Ascot Heath, Charters, Cheapside, Heathfield, 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. Nearby points of interest include Ascot Racecourse, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Great Park.

EPC rating C. Council Tax band G. Estate Charge £498.26pa







#### APPROXIMATE FLOOR AREA

House - 139.34 sq m - 1500 sq ft  
Garage - 13.77 sq m - 148 sq ft  
Total - 153.11 sq m - 1648 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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