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# Llanvair Close, *Ascot*

OSBORNE HEATH



A six double bedroom, four bathroom detached family home with a driveway and garage in a cul-de-sac with a south facing garden.















On the ground floor there is a double-aspect living room with an open fire, study, kitchen with dining area, utility room, and a downstairs WC.

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

Outside there is a driveway, double garage and side access to the south facing garden.

Llanvair Close is a small cul-de-sac south of Ascot High Street. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Guards Polo Club, Legoland, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest station is Ascot where trains run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band H.









#### APPROXIMATE FLOOR AREA

House - 337.13 sq m - 3629 sq ft

Garage - 25.77 sq m - 277 sq ft

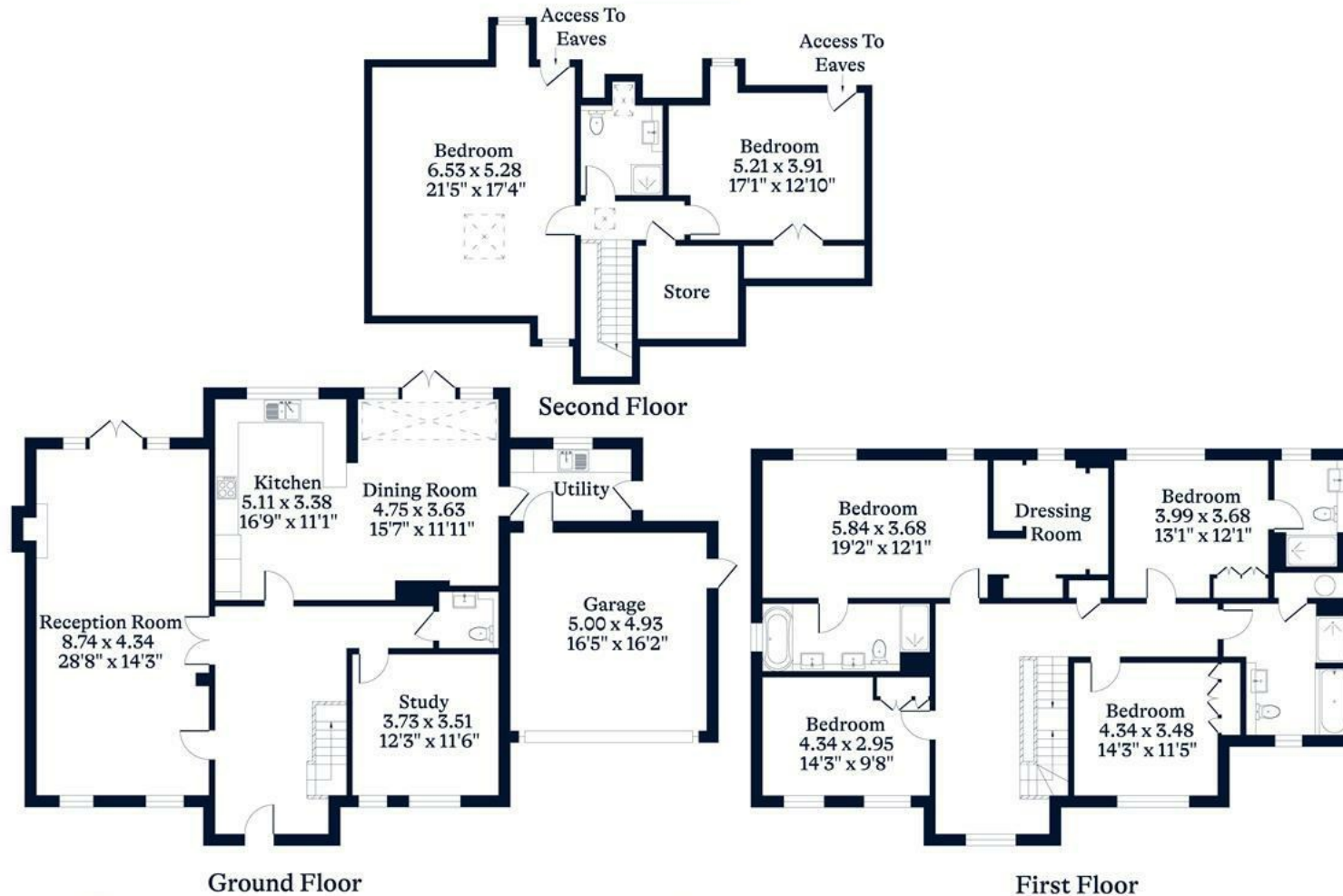
Total - 362.90 sq m - 3906 sq ft

(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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