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Church Road, *Ascot*

OSBORNE HEATH

A modernised four bedroom, two bathroom house with a garage, studio and large rear garden.

Downstairs there is a living room with a log-burner, dining area, modern kitchen and a downstairs WC.

Upstairs there is a principal bedroom with a built-in wardrobe and a shower room with a separate WC, three further bedrooms and a family bathroom.

Outside there is a driveway, garage and side access to the rear garden. To the bottom of the garden is a studio with power.

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, 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 E. Council Tax band D.





APPROXIMATE FLOOR AREA
 House - 105.90 sq m - 1140 sq ft
 Garage - 9.07 sq m - 97 sq ft
 Outbuilding - 22.83 sq m - 246 sq ft
 Total - 137.80 sq m - 1483 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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