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# Goaters Road, *Ascot*

OSBORNE HEATH



# A modern three bedroom semi-detached house with a driveway in a cul-de-sac.

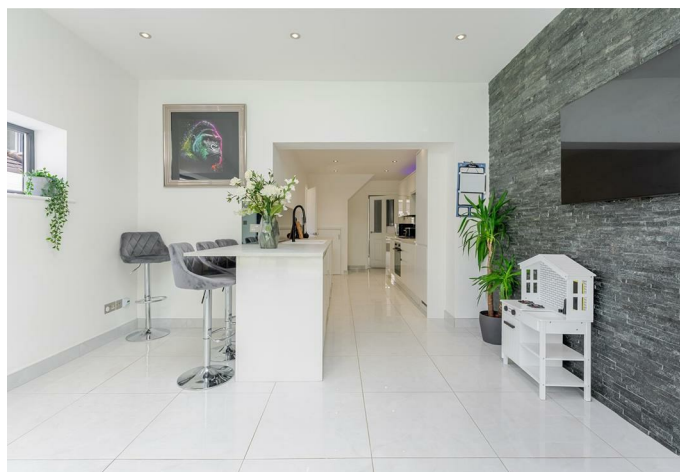
The ground floor has a living room with a dining area, modern kitchen and a bathroom.

On the first floor there are three bedrooms and a WC.

Outside the property has driveway parking and side access to a landscaped rear garden.

Goaters Road is a cul-de-sac off Fernbank Road. At the end of Goaters Road is the local park and tennis courts. The nearest schools are LVS and Ascot Heath. Other nearby schools include Charters, Heathfield, 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, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park.

EPC rating E. Council Tax band D.









**APPROXIMATE FLOOR AREA**  
House - 96.90 sq m - 1043 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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