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# Kennel Ride, *Ascot*

OSBORNE HEATH



# A beautifully presented two/three bedroom semi-detached character property with driveway parking and a west facing garden.

Downstairs is a living room with log fire, dining space, modern kitchen, utility and a downstairs WC.

The first floor has a double bedroom, second bedroom which is currently used as a dressing room and a large bathroom.

On the top floor there is a bedroom and a home office.

To the front of the house is driveway parking for two vehicles and to the rear is a circa 80 ft west facing garden.

Kennel Ride is close to Ascot Racecourse and Ascot Heath Infant & Primary School. Other nearby schools include Charters, Cheapside, Cranbourne, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Other than Ascot Racecourse other local places of interest include Coworth Park, The Berkshire Golf Club, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax Band D. Lease Length 12-36 months. Deposit £3000. Holding Deposit £600



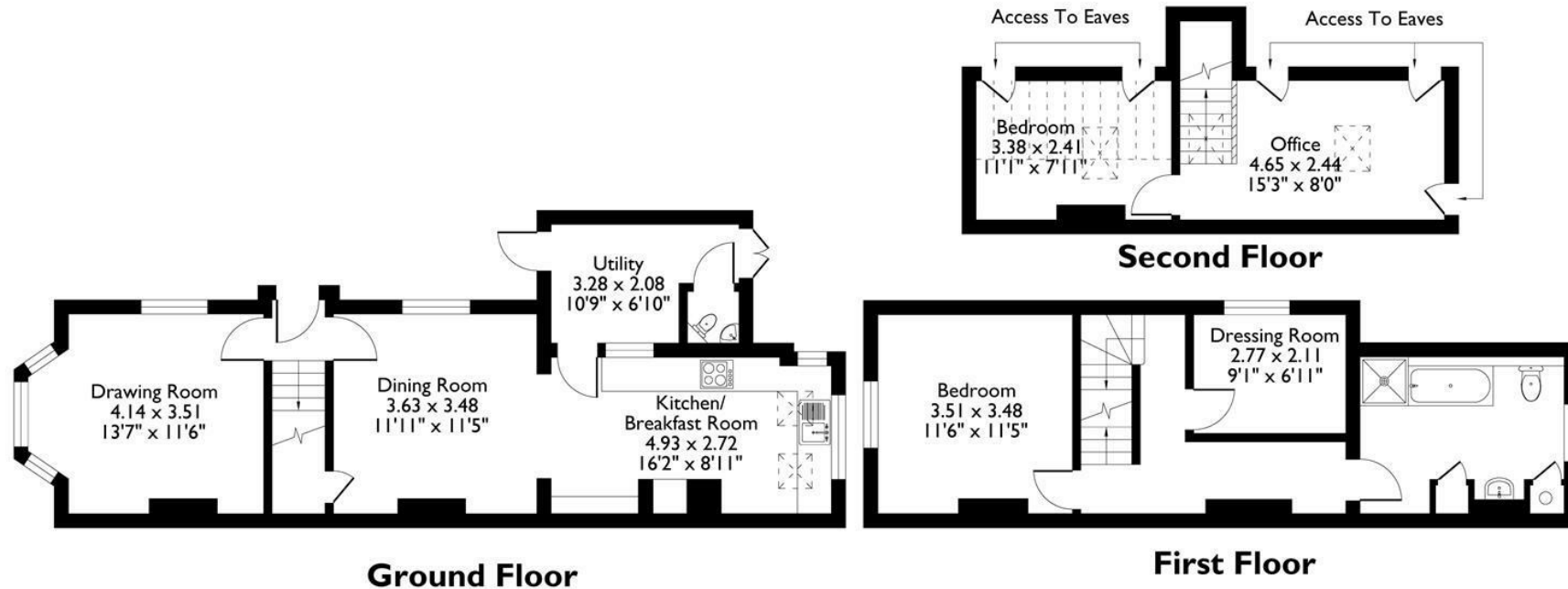




NOT TO SCALE

Approximate Floor Area  
House 107.6 sq m - 1159 sq ft  
(Gross Internal Area)

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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