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# The Links, *Ascot*

OSBORNE HEATH



# A five bedroom, three bathroom detached family home with driveway parking and a double garage in a quiet cul-de-sac close to Ascot Racecourse.

On the ground floor is a formal lounge with an open fire, dining room, kitchen with a breakfast area, family room, utility and study.

The first floor has the principal bedroom with built-in wardrobes and en suite, there is another guest room with an en suite, three further bedrooms and a family bathroom.

Outside the property has a driveway with a double garage and side access leading to the patio and lawned garden

The Links is a small cul-de-sac close to Ascot Racecourse. Other local places of interest include The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Charters, Cheapside, Heathfield, Lambrook, 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.

EPC rating C. Council Tax band E.









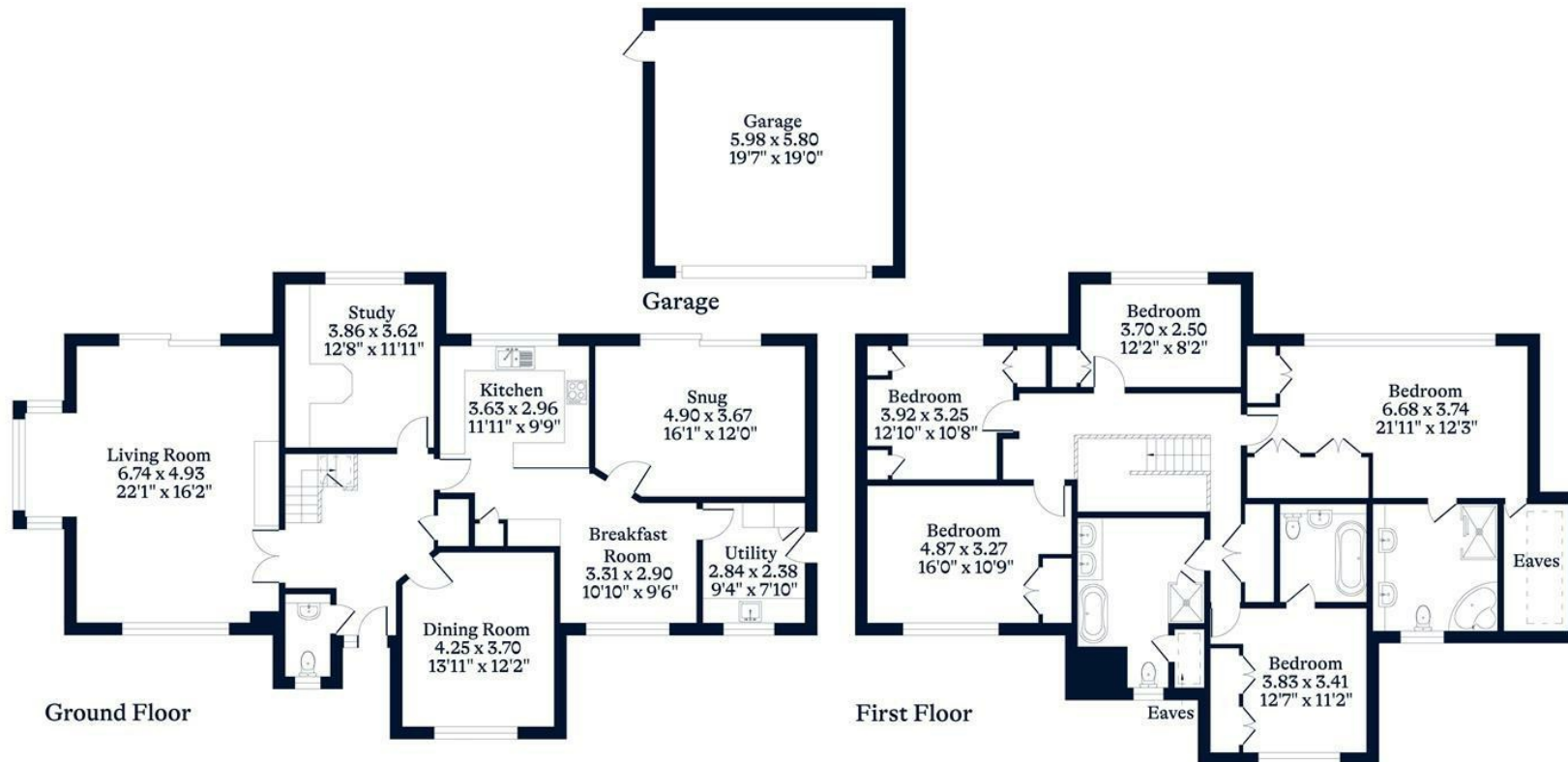
#### APPROXIMATE FLOOR AREA

House - 267.72 sq m - 2882 sq ft  
Garage - 34.68 sq m - 373 sq ft  
Total - 302.40 sq m - 3255 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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