

 5  3  4

O  
|  
H



# The Avenue, *Ascot*

OSBORNE HEATH

# A brand new five double bedroom, four bathroom detached house with a driveway and garage.

This brand new home is finished to a high specification to include underfloor heating, Miele and Siemens appliances, Quooker tap, CCTV, Heatmeiser underfloor system and EV charging.

The main room downstairs is the expansive kitchen with feature roof lantern, island, dining area and living space. The ground floor also has a formal living room, study, pantry, utility room and a downstairs WC.

On the first floor there are four double bedrooms, two en suites, a family bathroom and a dressing room. The top floor is one large bedroom suite with an en suite and dressing room.

Outside there is driveway parking, a garage and side access to a rear garden.

The new Green Meadows development is off The Avenue, close to Ascot Racecourse. Other nearby places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Popular local schools include Bishopsgate, Charters, Cheapside, Hall Grove, Heathfield, Lambrook, LVS, Papplewick, St George's, St Francis, St Mary's, and Sunningdale. The nearest train station is Ascot where trains run to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating TBC. Council Tax band TBC. Deposit £15,923. Holding Deposit £2,653. Lease Length 24-36 months.





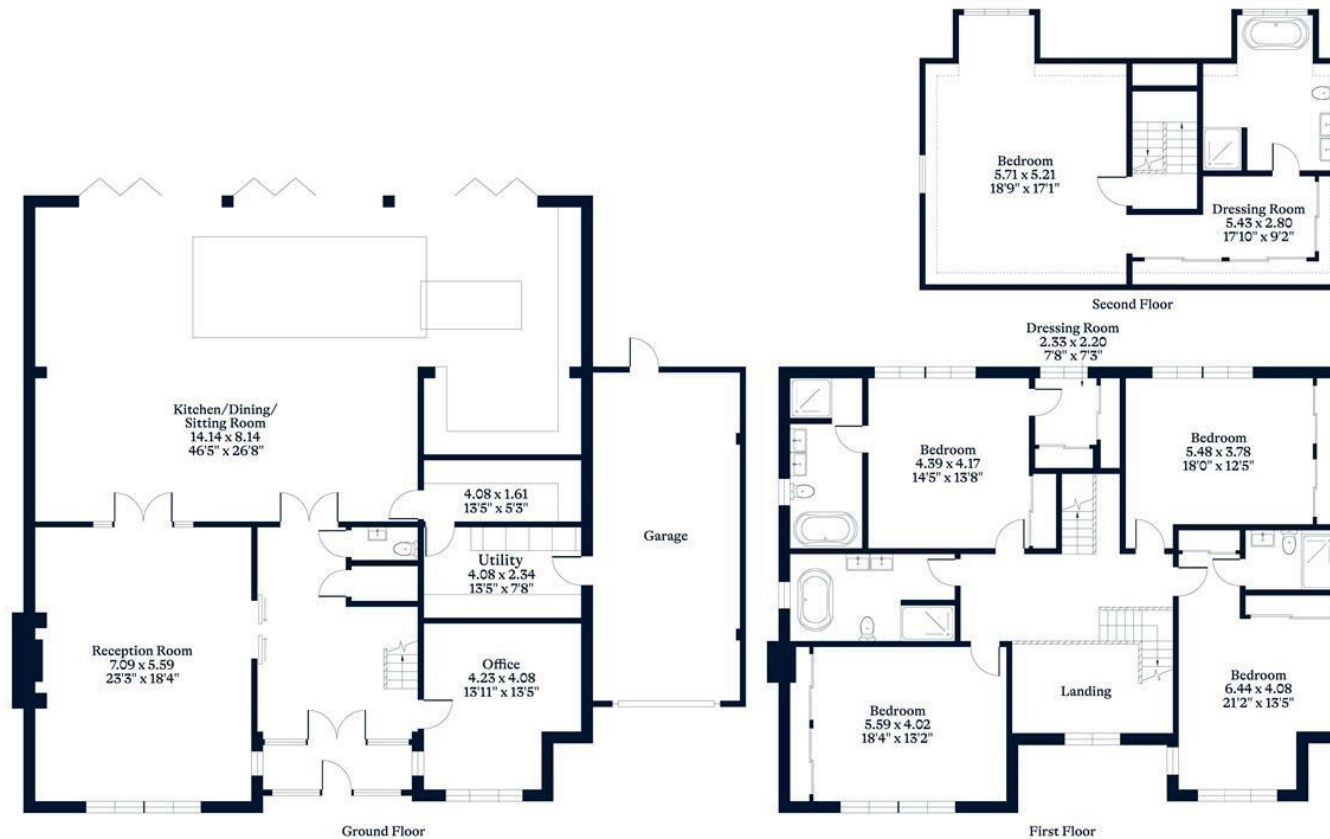
#### APPROXIMATE FLOOR AREA

House - 432.85 sq m - 4659 sq ft  
Garage - 32.40 sq m - 349 sq ft  
Total - 465.25 sq m - 5008 sq ft  
(Gross Internal Area)

O  
|  
H

#### 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.

OSBORNEHEATH.CO.UK