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Burleigh Lane, *Ascot*

OSBORNE HEATH

A four bedroom detached house on a corner plot in a cul-de-sac with a double garage and previous planning permission to extend.

Downstairs is a living room, dining area and modern kitchen all with underfloor heating, plus a utility room, three bedrooms and a family bathroom.

Upstairs is a mezzanine level with a study area, double bedroom and modern shower room.

With the previous approved planning permission the house could be extended to consist of three receptions, a large kitchen and living area, utility and a WC downstairs, and four double bedrooms, three bathrooms and two dressing rooms upstairs. (subject to new planning permission)

Outside there is driveway parking for several vehicles, a studio with power and wifi, double garage and side and rear gardens.

Nearby schools include Charters, 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. Local places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating C. Council Tax band G.





APPROXIMATE FLOOR AREA

House - 175.22 sq m - 1886 sq ft
Garage - 25.50 sq m - 274 sq ft
Outbuilding - 13.90 sq m - 150 sq ft
Total - 214.62 sq m - 2310 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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