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Lister Road, *Ascot*

OSBORNE HEATH

A brand new four double bedroom, three bathroom family home moments from Ascot high street and racecourse, with driveway parking, a garage and an energy efficiency rating of A.

A brand new family house in the Heatherwood Royal Development. The property comes with hand-crafted British kitchens, integrated appliances, wiring for SkyQ and underfloor heating on the ground floor.

Downstairs there is a living room, kitchen with central island and dining area leading out to the garden, under-stairs storage and a downstairs WC.

On the first floor there are two en suite bedrooms and the top floor has two further double bedrooms and a shower room.

Outside there is a driveway, garage and garden with patio and lawn.

Heatherwood Royal is a brand new development at the top of Ascot High Street, built by Taylor Wimpey. Popular local schools include Charters, Cheapside, Lambrook, LVS, The Marist, Papplewick, St Francis, St George's and St Mary's. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park. Ascot train station runs services to London, Reading and Guildford and by road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating A. Council Tax band TBC. Tenancy Length 12-36 Months. Deposit £5,480. Holding Deposit £1,096.





APPROXIMATE FLOOR AREA

House - 179.86 sq m - 1936 sq ft
Garage - 17.15 sq m - 185 sq ft
Total - 197.01 sq m - 2121 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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