

 4  3  2



# Kennel Ride, *Ascot*

OSBORNE HEATH



# A four double bedroom, two bathroom, double-fronted, detached family home with a driveway and garage.

Downstairs there is a living room, study or family room with bay window, large modern kitchen with a dining area, boot room, and a utility room with downstairs shower room.

The first floor has four double bedrooms and a family bathroom.

To the side of the house is a garden, to the rear is a courtyard, driveway and a garage.

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, 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, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax band G.









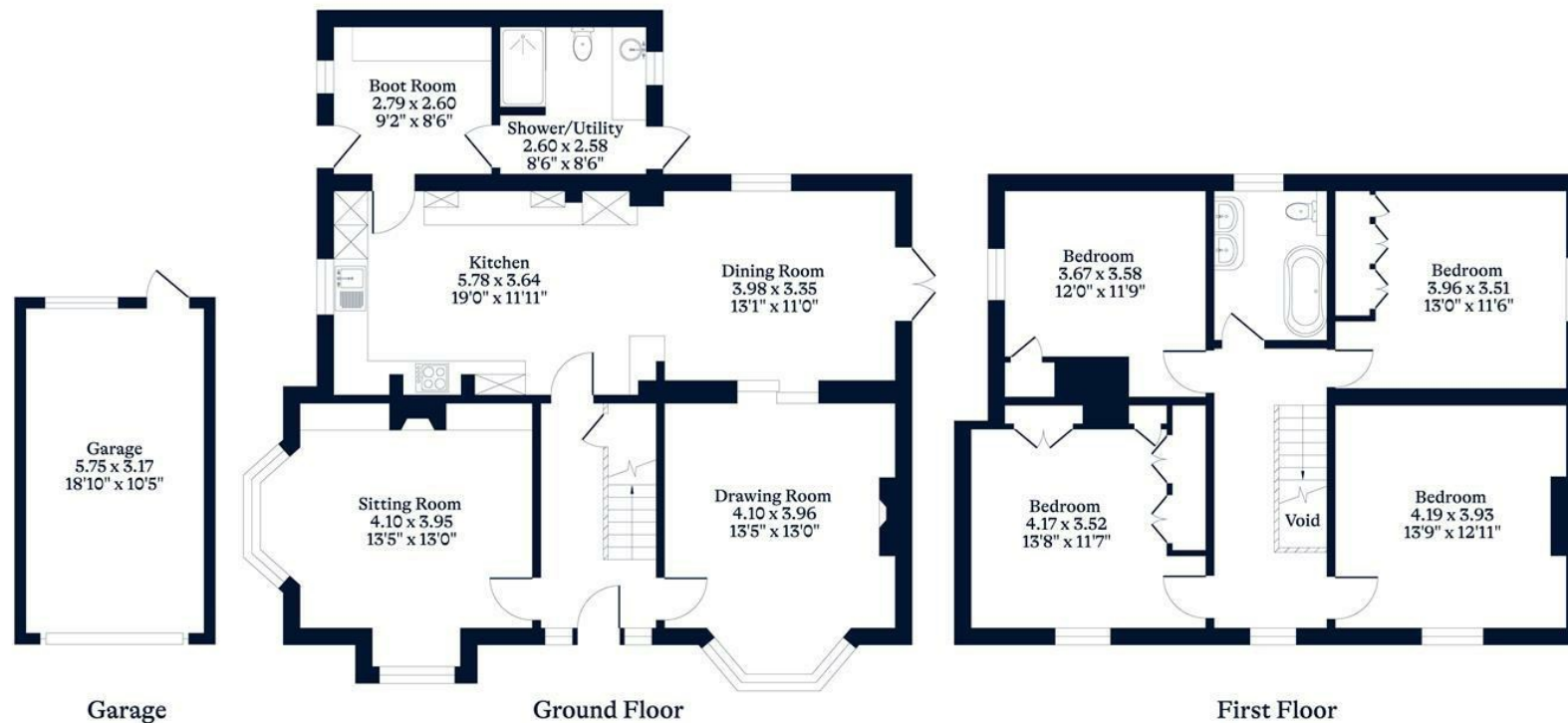
#### APPROXIMATE FLOOR AREA

House - 180.33 sq m - 1941 sq ft  
Garage - 18.07 sq m - 195 sq ft  
Total - 198.40 sq m - 2136 sq ft  
(Gross Internal Area)

OH

#### 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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