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Llanvair Drive, *Ascot*

OSBORNE HEATH

A refurbished four double bedroom, three bathroom detached family home with a driveway, garage, large garden and no onward chain.

On the ground floor there is a living room, dining room, study, snug, kitchen with breakfast room, utility room and a downstairsWC.

The first floor has the principal bedroom with an en suite, guest bedroom with en suite, two further double bedrooms and a family bathroom.

Outside the property has a driveway, garage for storage and side access to the large garden.

Planning permission has been granted for a two-storey extension and a separate swimming pool (planning references 24/00944/FULL and 24/01651/CPD). Drawings have also been prepared for a proposed double garage and are available on request.

Llanvair Drive is located south of Ascot's high street, next to Swinley Forest. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Guards Polo Club, Legoland, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest station is Ascot where trains run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band F.





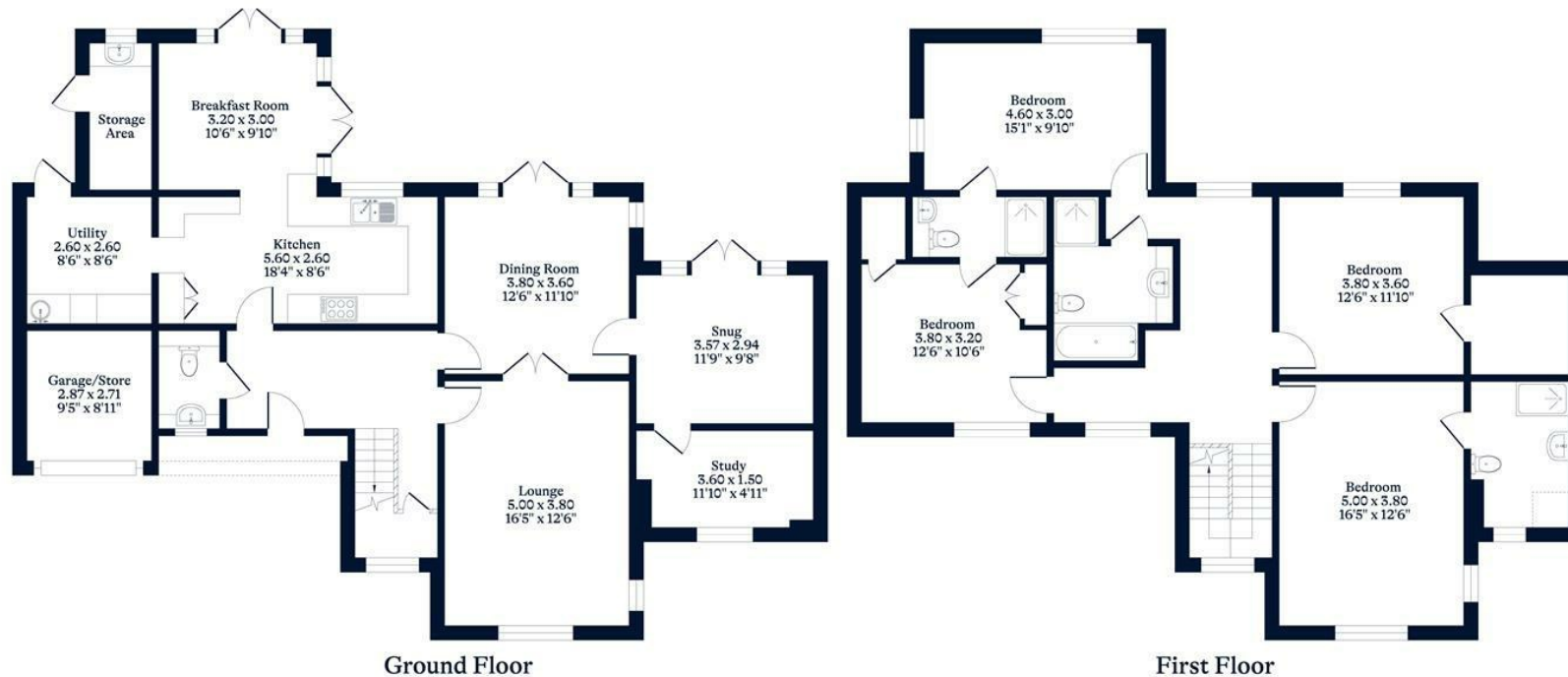
APPROXIMATE FLOOR AREA

House - 211.80 sq m - 2280 sq ft
Garage - 6.82 sq m - 73 sq ft
Total - 218.62 sq m - 2353 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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